

## \$400,000 - 224 Warwick Road, Edmonton

MLS® #E4425398

### \$400,000

3 Bedroom, 2.5 Bathroom, 1,656 sqft  
Single Family on 0.00 Acres

Dunluce, Edmonton, AB

NOW THIS IS VALUE!!! \$400,000 for a move-in ready home that you still have the budget & ability to make your personal touches on. This roomy 1656 sq.ft. 3 bedroom, 2.5 bathroom has an attached double garage and large yard. You are mere steps away from a big park/field, a short drive to schools of all varieties, and located in a perfect spot close to groceries, restaurants, fitness, and, of course, easy access to the Henday but nestled in a mature community. The main floor has a huge living room with a stone-adorned wood-burning fireplace, dining room, original but functional kitchen, half bathroom, and laundry room. Upstairs has a big primary suite with walk-in closet, en suite, and balcony overlooking the yard, two good-sized bedrooms with new carpet and paint, and a full bathroom. The basement is mostly unspoiled but is partially finished with a storage room and can be finished however you see fit. The yard has plenty of space for your trampoline, hot tub, or maybe just some relaxing loungers.

Built in 1980

### Essential Information

MLS® #	E4425398
Price	\$400,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,656
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	224 Warwick Road
Area	Edmonton
Subdivision	Dunluce
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 4P9

### **Amenities**

Amenities	Detectors Smoke, No Smoking Home, Patio
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, No Back

Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Stone, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 13th, 2025  
Days on Market 1  
Zoning Zone 27

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