

## \$325,000 - 325 Warwick Road, Edmonton

MLS® #E4463856

### \$325,000

4 Bedroom, 2.50 Bathroom, 1,006 sqft

Single Family on 0.00 Acres

Dunluce, Edmonton, AB

Castledowns 1,006 sq ft 3 bedroom, 3 bathroom bilevel located on a large reverse pie shaped lot on a quiet street in the northwest neighborhood of Dunluce. The home was built in 1985 and has some newer windows, a very open floor plan with a large livingroom on the main floor and a very spacious kitchen with laminate flooring throughout. The primary bedroom has a 2 piece ensuite and the main bathroom is a 4 piece . The basement of the home has large windows and is another 900 sq feet partially finished and ready for completion, flooring etc. This home is located in a nice community with lots of schools close by, parks, shopping, and transit. The front of the property has a concrete driveway to the corner of the house and there has plenty of room for a double garage. This home is a great starter home or a perfect investment property. The lot is 54 feet wide frontage for lots of parking.

Built in 1985

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463856  |
| Price      | \$325,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,006                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 325 Warwick Road |
| Area        | Edmonton         |
| Subdivision | Dunluce          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 4R1          |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | See Remarks                     |
| Parking   | Front Drive Access, See Remarks |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 28th, 2025 |
|-------------|--------------------|

Days on Market 1

Zoning Zone 27

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Listing information last updated on October 29th, 2025 at 7:32pm MDT