

Courtesy Of Dave B Johnston Of RE/MAX River City

## \$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
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Days on Market 7

Zoning Zone 27

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Listing information last updated on November 4th, 2025 at 5:32am MST