

## \$765,000 - 351 Bulyea Road, Edmonton

MLS® #E4435214

**\$765,000**

5 Bedroom, 3.50 Bathroom, 2,631 sqft

Single Family on 0.00 Acres

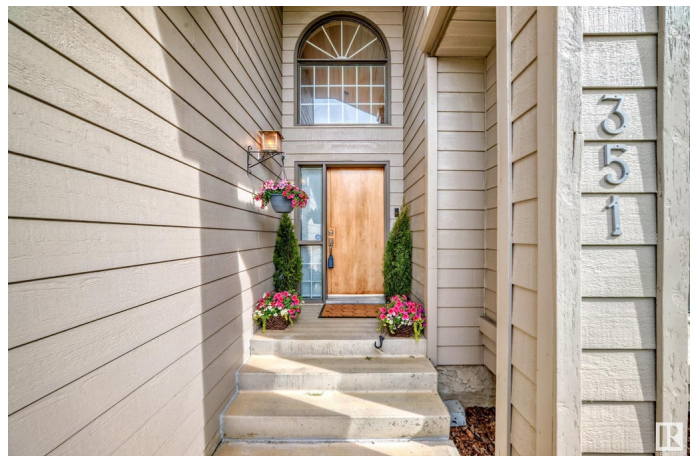
Bulyea Heights, Edmonton, AB

MOVE IN READY almost 2700 square fT , custom Walnut floors with maple inlay, custom maple cabinets with black pearl countertops, fully finished 4+1 bedroom 2 story in Bulyea Heights. Main floor has a traditional style living and dining room, main floor den, large kitchen with slate floors and granite countertops. Upstairs 4 large bedrooms with beautiful master en-suite, and laundry. Basement recently updated with over 1100 sq ft with large rumpus room 1 bedroom extra bedroom potential, full 3 piece bath. Other features include hunter douglas blinds, matching LVP flooring downstairs, Central A/C, Central Vacuum, new kitchen appliances the list goes on . MUST SEE TO APPRECIATE....

Built in 1989

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435214  |
| Price          | \$765,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,631     |
| Acres          | 0.00      |
| Year Built     | 1989      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 351 Bulyea Road |
| Area        | Edmonton        |
| Subdivision | Bulyea Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 2B1         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Deck, Dog Run-Fenced In |
| Parking Spaces | 5  |
| Parking        | Double Garage Attached                   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone        |
| Exterior Features | Fenced             |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 5             |

|                |          |
|----------------|----------|
| Zoning         | Zone 14  |
| HOA Fees       | 100      |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 11th, 2025 at 10:47am MDT