

## \$839,000 - 322 Burton Road, Edmonton

MLS® #E4449918

**\$839,000**

4 Bedroom, 2.50 Bathroom, 2,805 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

MINT Condition, 4 UPSTAIRS Bedroom house w/ a KITCHEN REMODEL, overlooking a quiet park in the heart of Bulyea Heights! Fantastic option for a family in need of space, this house has a formal dining room, office, & 4 SPACIOUS bedrooms w/ tons of closet space, paired w/ an oversized fully finished double car garage (24x24) w/ storage shelves, a grand entrance w/ a big skylight, 2 patios, & a good sized, very private, backyard. W/ plenty of fantastic upgrades like cork floors, a chefs kitchen redone in (2014), w/ tons of extra cabinet space, high-end Monogram GE appliances (including your dream fridge), 5 burner gas cook top, plenty of countertop space, customized interior storage arrangements, plus additional pot lights throughout. More practical upgrades include replaced double pane windows, 2 high efficiency furnaces, including 2 central A/C units (2017), upgraded attic insulation, copper plumbing (no polyb), built in alarm system, LG washer/dryer, gas fireplace, roughed in basement bathroom. A MUST SEE!

Built in 1992

### Essential Information

MLS® # E4449918

Price \$839,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,805                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 322 Burton Road |
| Area        | Edmonton        |
| Subdivision | Bulyea Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 2G7         |

### Amenities

|                |                                                                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Skylight, Vaulted Ceiling, Wood Windows, Vacuum System-Roughed-In, Natural Gas Stove Hookup |
| Parking Spaces | 4                                                                                                                                                                                 |
| Parking        | Double Garage Attached, Over Sized                                                                                                                                                |

### Interior

|                   |                                                                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                                                      |
| Fireplaces        | Insert                                                                                                                                                                                                                                                                   |
| Stories           | 2                                                                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                                                                      |

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Basement          | Full, Unfinished                                                                                                                                               |
| <b>Exterior</b>   |                                                                                                                                                                |
| Exterior          | Wood, Brick, Stucco                                                                                                                                            |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Low Maintenance Landscape, No Back Lane, Playground Nearby, Private Setting, Ravine View, Schools, Shopping Nearby, Treed Lot |
| Roof              | Cedar Shakes                                                                                                                                                   |
| Construction      | Wood, Brick, Stucco                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 14         |
| HOA Fees       | 165             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 2nd, 2025 at 8:02am MDT