

## \$799,000 - 328 Burton Road, Edmonton

MLS® #E4424721

**\$799,000**

6 Bedroom, 3.50 Bathroom, 2,691 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

LOCATION, LOCATION, LOCATION! Such a fabulous home in community of Bulyea, stunning custom design 2-storey of 2690 sqft(total useable area 4000 sqft), 4+1+1BDRM/3.5 bath. Getting into the spacious foyer, so impressive, huge vaulted ceilings the whole living space up to stairs, open style in such a huge living/dining, kitchen/breakfast nook/family room w gas fireplace, all gleaming oak hardwood flooring, large windows kept well; beautiful staircase leads you upstairs, so huge master w/ 5 pc ensuite, overlooking the front park. Appliances of stove-electric, built-in dishwasher, washer/dryer, refrigerator, all bathroom, two furnaces/water tank, 2 air-conditioning, central vacuum & security sys. Large windows let you grab all natural lights, enjoy all of your life, school zone, easily to access 23 Avenue, Terwillegar, Anthony Henday, Whitemud Drive: GHV Bulyea Park, Whitemud Creek Ravine SOUTH, and Frank Victor Burton Field is right at the FRONT. "Early birds get worms". It must be a SEE !!

Built in 1991

### Essential Information

MLS® # E4424721

Price \$799,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,691                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 328 Burton Road |
| Area        | Edmonton        |
| Subdivision | Bulyea Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 2G7         |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Air Conditioner, Deck, Parking-Extra |
| Parking Spaces | 6                                    |
| Parking        | Double Garage Attached, Over Sized   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric |
| Heating           | Forced Air-2, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl                                       |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low |

Maintenance Landscape, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, Recreation Use, Schools, Shopping Nearby, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Cedar Shakes       |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 194             |
| Zoning         | Zone 14         |
| HOA Fees       | 157.5           |
| HOA Fees Freq. | Annually        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 16th, 2025 at 2:03pm MDT