

## \$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

Former Show Home and 2651 sq ft of living plus 1300 square feet fully finished basement , rare Walnut hardwood floors with Maple inlay, custom Maple cabinets with black pearl granite countertops, fully finished 4+1 bedroom 2 story in Brookview. 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. Convenient upstairs laundry with brand new washer & dryer. Basement recently updated with large rumpus room 1 bedroom extra bedroom potential, full 3 piece bath. Oversized cedar deck, large back yard with separate fenced area, Hunter Douglas blinds & drapes, matching LVT flooring downstairs, Central A/C, Central Vacuum, new kitchen appliances, ring camera system, modern one piece toilets. Furniture from Finesse Home furnishings, upgraded lights, close to park & prominent schools.

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	12
Zoning	Zone 14
HOA Fees	100
HOA Fees Freq.	Annually

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