

## \$625,000 - 213 Burton Road, Edmonton

MLS® #E4456221

**\$625,000**

5 Bedroom, 3.50 Bathroom, 1,981 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

**DESIRABLE NEIGHBOURHOOD! SERENE SETTING!** This fully finished 1981sqft 2 storey w/5 bedrooms, 3.5 baths is situated on a quiet tree lined street in Bulyea Heights. Enjoy natural light throughout. Prepare meals in a kitchen w/SS appliances, movable island, pantry & patio door leading to a HUGE fully fenced SE backyard w/deck/hot tub/garden beds & surrounded by mature trees for privacy or great for the kids to play in! Main floor offers a family room w/fireplace, living room, dining room, laundry room & 2pc bath. Upper level has 4 bedrooms incl a MASSIVE master w/walk-in closet, 4pc upgraded ensuite w/jacuzzi tub & glass shower. Walk-in closets in 2 other bedrooms! Walk-in linen closet! Fully finished basement w/family room, bedroom, full ensuite & storage room. Upgraded windows 2020, furnace 2009, some paint 2025. Close to all levels of sought after schools, river valley, trails, shopping, restaurants, recreation & amenities! Quick access to Whitemud & Anthony Henday. A place you will be proud to call home!

Built in 1987

### Essential Information

MLS® # E4456221

Price \$625,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,981                  |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 213 Burton Road |
| Area        | Edmonton        |
| Subdivision | Bulyea Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 1P8         |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Deck, Hot Tub, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                              |
| Parking        | Double Garage Attached, Over Sized             |

### Interior

|                   |                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                     |
| Fireplaces        | Brick Facing, Mantel                                                                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                                                          |

### Exterior

|                   |                                                                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                                                                                 |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                                                                                                                   |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                                 |

### **School Information**

|            |                 |
|------------|-----------------|
| Elementary | George Luck     |
| Middle     | Vernon Barfield |
| High       | Lillian Osborne |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 41                  |
| Zoning         | Zone 14             |
| HOA Fees       | 150                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on October 15th, 2025 at 8:02pm MDT