

# \$709,000 - 272 Bulyea Road, Edmonton

MLS® #E4427768

**\$709,000**

4 Bedroom, 4.00 Bathroom, 2,397 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

Welcome to this beautifully renovated home in a quiet cul-de-sac in prestigious Bulyea Heights, one of the most sought-after neighborhoods in the city's southwest. This 2-storey home offers 2400 sqft, plus 1300 sqft in the finished basement, with 5 bedrooms, 4 bathrooms, and a flex room perfect for an office. The bright, open layout features vaulted ceilings, large windows, and skylights, filling the home with natural light. The main floor includes a bedroom, family room, living room, formal dining, and a 4-piece bath. The kitchen has ample cupboard space, and the kitchen peninsula overlooks the family room with a gas fireplace. Upstairs, the master bedroom includes a spa-like ensuite with a separate shower and soaker tub. Two more bedrooms and a main bath complete the upper floor. The fully finished basement has an additional bedroom, full bath, office, rec room with a wet bar, and plenty of space for family fun. Close to all amenities and G.H. Luck School!

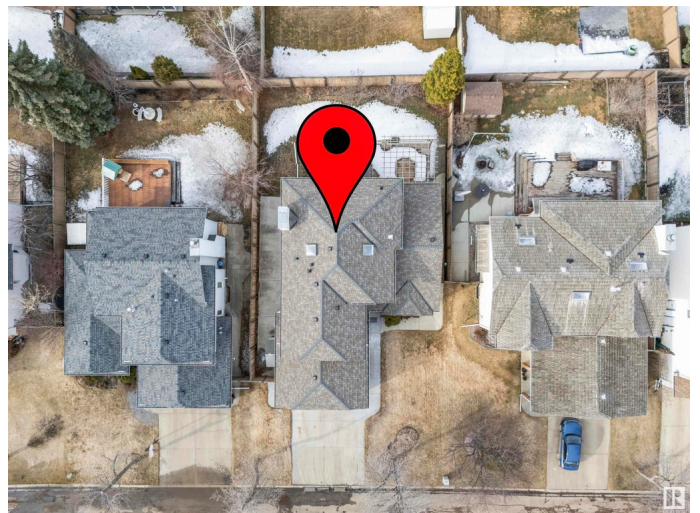
Built in 1989

## Essential Information

MLS® # E4427768

Price \$709,000

Bedrooms 4



Bathrooms	4.00
Full Baths	4
Square Footage	2,397
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	272 Bulyea Road
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1Z6

### **Amenities**

Amenities	Deck, Detectors Smoke, Skylight, Vaulted Ceiling
Parking Spaces	4
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, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	8
Zoning	Zone 14
HOA Fees	150
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 April 4th, 2025 at 9:47am MDT