# \$699,995 - 272 Bulyea Road, Edmonton

MLS® #E4427768

# \$699.995

5 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!, RV/camper parking possibility

Built in 1989

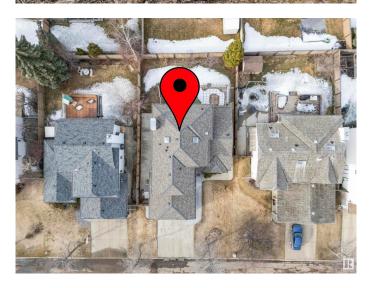
#### **Essential Information**

MLS® # E4427768 Price \$699,995

Bedrooms 5







Bathrooms 4.00

Full Baths 4

Square Footage 2,397

Acres 0.00 Year Built

Type Single Family

Sub-Type **Detached Single Family** 

1989

Style 2 Storey Status Active

# **Community Information**

Address 272 Bulyea Road

Area Edmonton

Subdivision **Bulyea Heights** 

City Edmonton **ALBERTA** County

**Province** AB

T6R 1Z6 Postal Code

# **Amenities**

**Amenities** Deck, Detectors Smoke, Skylight, Vaulted Ceiling

**Parking Spaces** 

**Parking** Double Garage Attached, RV Parking, See Remarks

#### Interior

**Interior Features** ensuite bathroom

Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, **Appliances** 

> Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems,

Washer, Window Coverings, Refrigerators-Two

Forced Air-1, Natural Gas Heating

Fireplace Yes

Fireplaces Direct Vent, Mantel

Stories 2

Yes Has Basement

Basement Full, Finished

#### **Exterior**

Wood, Vinyl Exterior

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 48

Zoning Zone 14

HOA Fees 150

HOA Fees Freq. Annually

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