

## \$725,000 - 515 Buchanan Road, Edmonton

MLS® #E4443393

**\$725,000**

4 Bedroom, 3.00 Bathroom, 2,726 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

Tucked away in a quiet cul-de-sac on Buchanan Road in Bulyea Heights, this cherished original-owner home has been lovingly maintained and thoughtfully updated over the years. Set on a large, professionally landscaped, southwest-backing pie lot, the home offers both space and serenity. Inside, soaring vaulted ceilings create an open, airy feel, while the kitchen and living areas are warm and welcoming, ideal for everyday living and entertaining, yet separated from the spacious front room. Notable updates include triple-pane windows (13), two high-efficiency Lennox furnaces (11), washer and dryer (20), fridge/dishwasher (23), and an 05 renovation that brought a beautifully updated kitchen, hardwood floors, and Poly-B remediation. An oversized double garage boasts Waygood cabinetry, and 9' doors. The large, unfinished basement features 9' ceilings. Just a short walk to George H. Luck School, this is a rare opportunity to own a well-loved, quality home in one of Edmonton's most desirable family neighborhoods.

Built in 1991

### Essential Information

MLS® # E4443393

Price \$725,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,726
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	515 Buchanan Road
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2B5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Curtains and Blinds
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby
Roof	Cedar Shakes
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	George H Luck
Middle	Riverbend
High	Lillian Osborne

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	1
Zoning	Zone 14
HOA Fees	157.5
HOA Fees Freq.	Annually

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