

## \$838,000 - 328 Burton Road, Edmonton

MLS® #E4424721

**\$838,000**

6 Bedroom, 3.50 Bathroom, 2,691 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

LOCATION, LOCATION, LOCATION! Such a fabulous home in community of Bulyea, stunning custom design 2-storey of 2690 sqft(total useable area 4000 sqft), 4+1+1BDRM/3.5 bath. Getting into the spacious foyer, so impressive, huge vaulted ceilings the whole living space up to stairs, open style in such a huge living/dining, kitchen/breakfast nook/family room w gas fireplace, all gleaming oak hardwood flooring, large windows kept well; beautiful staircase leads you upstairs, so huge master w/ 5 pc ensuite, overlooking the front park. Appliances of stove-electric, built-in dishwasher, washer/dryer, refrigerator, all bathroom, two furnaces/water tank, 2 air-conditioning, central vacuum & security sys. Large windows let you grab all natural lights, enjoy all of your life, school zone, easily to access 23 Avenue, Terwillegar, Anthony Henday, Whitemud Drive: GHV Bulyea Park, Whitemud Creek Ravine SOUTH, and Frank Victor Burton Field is right at the FRONT. "Early birds get worms". It must be a SEE !!

Built in 1991

### Essential Information

MLS® # E4424721

Price \$838,000



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,691
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	328 Burton Road
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2G7

### Amenities

Amenities	Air Conditioner, Deck, Parking-Extra
Parking Spaces	6
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low

Maintenance Landscape, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, Recreation Use, Schools, Shopping Nearby, See Remarks

Roof	Cedar Shakes
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	137
Zoning	Zone 14
HOA Fees	157.5
HOA Fees Freq.	Annually

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