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

MLS® #E4427768

#### \$699,995

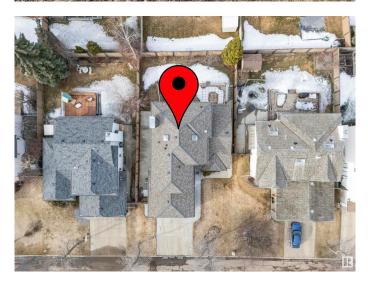
5 Bedroom, 4.00 Bathroom, 2,397 sqft Single Family on 0.00 Acres

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     | 1989                   |
| Туре           | 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<br>Parking Spaces | Deck, Detectors Smoke, Skylight, Vaulted Ceiling<br>4   |
|-----------------------------|---|
| Parking                     | Double Garage Attached, RV Parking, See Remarks   |
| Interior                    |   |
| Interior Features           | ensuite bathroom  |
| Appliances                  | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,<br>Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage<br>Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems,<br>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 | 22               |
| Zoning         | Zone 14          |
| HOA Fees       | 150              |
| HOA Fees Freq. | Annually         |
|                |                  |

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Listing information last updated on April 18th, 2025 at 6:17pm MDT