# \$625,000 - 307 Buchanan Way, Edmonton

MLS® #E4430582

#### \$625,000

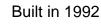
4 Bedroom, 2.50 Bathroom, 2,142 sqft Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

Welcome to this exquisite two-storey home nestled in a peaceful cul-de-sac in the sought-after Bulyea Heights neighborhood, offering unbeatable convenience just steps from schools, parks, and shopping. The bright foyer leads to a formal living and dining room, while the spacious kitchenâ€"with ample cabinetry, a central island, and a sunny breakfast nookâ€"opens to a cozy family room featuring a gas fireplace and patio doors to a sprawling SouthWest facing backyard with a huge deck, perfect for outdoor living. Upstairs, four generous bedrooms include a primary suite with a window seat, walk-in closet, and ensuite, while the other bedrooms feature built-in desks and share a full bath. This practical home in one of Edmonton's most desirable neighborhoods is the perfect match for your growing family.







#### **Essential Information**

MLS® #	E4430582
Price	\$625,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,142



Acres	0.00
Year Built	1992
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

# **Community Information**

Address	307 Buchanan Way
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2B4

### Amenities

Amenities	Air Conditioner, Deck, Exterior Walls- 2"x6"
Parking	Double Garage Attached

#### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

#### Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## **School Information**

Elementary	George H. Luck
Middle	Riverbend

#### Additional Information

Date ListedApril 11th, 2025Days on Market9ZoningZone 14

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 20th, 2025 at 4:32am MDT