

## **\$778,800 - 287 Bulyea Road, Edmonton**

MLS® #E4446346

**\$778,800**

4 Bedroom, 3.50 Bathroom, 2,426 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

On a HUGE (8,800 sf) PIE-SHAPED LOT and walking distance to George H. Luck School, this 3 +1 bedroom home with a finished basement provides over 3,300 sf of coveted family living. Built by BIRKHOLZ, the home features a LARGE Living Room, a formal Dining Room, main-floor Den, a great Kitchen with a center island/eating bar, Quartz counters, a big breakfast nook and a inviting Family Room with a fireplace! The upper level includes 3-SPACIOUS bedrooms, a luxury en-suite with HEATED floors, and a Laundry Room. Need room to grow...the professionally finished basement provides the 4th Bedroom, a large Rec. Room, a 2nd Den plus another bathroom with HEATED floors! Other highlights include 2- NEW FURNACES (2024/2021), 2-A/C units, newer windows, & JATOBA HARDWOOD flooring throughout. The OUTSTANDING south-facing yard includes a deck, a patio, a fire-pit, in-ground sprinklers, and room to play! In a quiet crescent, you have easy access to the U of A, Downtown, walking trails, and 2 Freeways. WELCOME TO BROOKVIEW!



Built in 1987

### **Essential Information**

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Price \$778,800

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,426
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	287 Bulyea Road
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1R7

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, No Smoking Home, Patio, Sprinkler Sys-Underground, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Water Softener, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Vinyl
Foundation	Slab

**Additional Information**

Date Listed	July 6th, 2025
Days on Market	5
Zoning	Zone 14

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Listing information last updated on July 11th, 2025 at 6:17pm MDT