

\$729,000 - 312 Burton Road, Edmonton

MLS® #E4457617

\$729,000

3 Bedroom, 3.00 Bathroom, 1,898 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

This spacious A/C bungalow has been well maintained & lovingly cared for by the same owner for 24 years. It sits on a large corner lot in a keyhole crescent backing onto a treed walkway creating a private setting, just steps from a big park & Whitemud Creek ravine & wilderness trails. Large bright foyer with skylight, beautiful hardwood floors, formal living room & dining room, freshly painted hallways & kitchen which has an island & white cabinets. The breakfast nook opens onto the big three season sunroom. Cozy family room with gas fireplace. The primary bedroom has a door opening onto the sun room & 4 pce ensuite, second bedroom or den, 4 pce guest bathroom & laundry room with sink complete the main floor. Fully finished basement with a big recreation room, gas fireplace, bedroom, 3 pce bath, hobby room, office/bedroom & plenty of storage space. The large south facing deck off the sun room is built of vinyl planks which never need maintenance. A home for nature lovers!

Built in 1991

Essential Information

MLS® # E4457617

Price \$729,000

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,898
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	312 Burton Road
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2G7

Amenities

Amenities	No Smoking Home, Patio, Skylight, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Corner Lot, Cul-De-Sac, Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 12th, 2025
Days on Market	34
Zoning	Zone 14
HOA Fees	157.5
HOA Fees Freq.	Annually

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