

## \$799,800 - 316 Burton Road, Edmonton

MLS® #E4463803

**\$799,800**

3 Bedroom, 3.00 Bathroom, 2,932 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

Immaculate, meticulously maintained, former Landmark showhome. Fantastic location on quiet cul de sac in desireable Bulyea Heights. Steps from dry pond area and walking trails. Large pie shaped lot backs onto treed walking path. New concrete driveway. Main level flows in circular pattern: living room, dining room, kitchen, eating area, family room, den or office, half bath and laundry room has added a new shower stall. Upstairs is spacious master suite with generous sized 5 pc ensuite & W/I closet. Loft acts like a bonus room for more functional living space. Big windows throughout add lots of natural light. Developed recreation room in basemet. Architectural features like archways, curved stairwell, art niche, cathedral ceiling, french doors and more!. Interior of the property has been upgraded like windows, flooring, paint, kitchen counter top...etc. Must be seen to appreciated. List of upgrades inside the property. Also an insulated heated garage.

Built in 1991

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463803  |
| Price      | \$799,800 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 2                      |
| Square Footage | 2,932                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 316 Burton Road |
| Area        | Edmonton        |
| Subdivision | Bulyea Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 2G7         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                              |
| Stories           | 2                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Partially Finished                                                                                               |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                 |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Public Transportation, Schools |
| Roof              | Cedar Shakes                                                                 |
| Construction      | Wood, Stucco                                                                 |
| Foundation        | Concrete Perimeter                                                           |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 14            |
| HOA Fees       | 157.5              |
| HOA Fees Freq. | Monthly            |

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Listing information last updated on October 30th, 2025 at 5:47pm MDT