

Courtesy Of Fan Yang and Haijun Yan Of Mozaic Realty Group

# \$878,800 - 316 Burton Road, Edmonton

MLS® #E4431337

**\$878,800**

3 Bedroom, 3.00 Bathroom, 2,916 sqft  
Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

Former Landmark showhome in Brookview!  
Large pie lot & fantastic cul-de-sac location -  
steps from dry pond & backs onto treed  
walking path. LOCATION, LOT, LAYOUT - this  
fabulous home has it all! Architectural design  
features archways, curved stairwell, art niche,  
cathedral ceiling, french doors, pillars and  
more! Main flr has a soaring 18' high ceiling in  
foyer/living rm, formal dining, kitchen, family  
rm, den and laundry w/ a shower. An elegant  
spiral staircase leads to the upper level w/ a  
loft & spacious primary suite w/ dbl french door  
& a gorgeous spa-like 5 pc ensuite & HUGE  
W/I closet. Two more good sized bedrooms.  
Partially finished basement w/ a game room.  
Recent upgrades include: triple pane vinyl  
windows (2020), hardwood on main floor,  
kitchen countertops & appliances and  
bathrooms, brand new garage door and more!  
Walking distance to top rank school and  
walking trail and ravine. A gorgeous family  
home for yours to enjoy!

Built in 1991

## Essential Information

MLS® #	E4431337
Price	\$878,800
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	2,916
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	Detectors Smoke, Hot Water Natural Gas, Vinyl Windows
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	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## School Information

Middle George H. Luck School  
High Riverbend School

## Additional Information

Date Listed April 17th, 2025  
Days on Market 10  
Zoning Zone 14  
HOA Fees 157.5  
HOA Fees Freq. Annually

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