

## **\$832,000 - 322 Burton Road, Edmonton**

MLS® #E4449918

**\$832,000**

4 Bedroom, 2.50 Bathroom, 2,805 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

MINT Condition, 4 UPSTAIRS Bedroom house w/ a KITCHEN REMODEL, overlooking a quiet park in the heart of Bulyea Heights! Fantastic option for a family in need of space, this house has a formal dining room, office, & 4 SPACIOUS bedrooms w/ tons of closet space, paired w/ an oversized fully finished double car garage (24x24) w/ storage shelves, a grand entrance w/ a big skylight, 2 patios, & a good sized, very private, backyard. W/ plenty of fantastic upgrades like cork floors, a chefs kitchen redone in (2014), w/ tons of extra cabinet space, high-end Monogram GE appliances (including your dream fridge), 5 burner gas cook top, plenty of countertop space, customized interior storage arrangements, plus additional pot lights throughout. More practical upgrades include replaced double pane windows, 2 high efficiency furnaces, including 2 central A/C units (2017), upgraded attic insulation, copper plumbing (no polyb), built in alarm system, LG washer/dryer, gas fireplace, roughed in basement bathroom. A MUST SEE!

Built in 1992

### **Essential Information**

MLS® # E4449918

Price \$832,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,805                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 322 Burton Road |
| Area        | Edmonton        |
| Subdivision | Bulyea Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 2G7         |

### Amenities

|                |                                                                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Skylight, Vaulted Ceiling, Wood Windows, Vacuum System-Roughed-In, Natural Gas Stove Hookup |
| Parking Spaces | 4                                                                                                                                                                                 |
| Parking        | Double Garage Attached, Over Sized                                                                                                                                                |

### Interior

|                   |                                                                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                                                      |
| Fireplaces        | Insert                                                                                                                                                                                                                                                                   |
| Stories           | 2                                                                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                                                                      |

Basement                      Full, Unfinished

**Exterior**

Exterior                      Wood, Brick, Stucco

Exterior Features      Corner Lot, Fenced, Golf Nearby, Low Maintenance Landscape, No Back Lane, Playground Nearby, Private Setting, Ravine View, Schools, Shopping Nearby, Treed Lot

Roof                              Cedar Shakes

Construction              Wood, Brick, Stucco

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                 July 26th, 2025

Days on Market          39

Zoning                        Zone 14

HOA Fees                    165

HOA Fees Freq.          Annually

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