

\$699,995 - 272 Bulyea Road, Edmonton

MLS® #E4427768

\$699,995

5 Bedroom, 4.00 Bathroom, 2,397 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

Welcome to this beautifully renovated home in a quiet cul-de-sac in prestigious Bulyea Heights, one of the most sought-after neighborhoods in the city's southwest. This 2-storey home offers 2400 sqft, plus 1300 sqft in the finished basement, with 5 bedrooms, 4 bathrooms, and a flex room perfect for an office. The bright, open layout features vaulted ceilings, large windows, and skylights, filling the home with natural light. The main floor includes a bedroom, family room, living room, formal dining, and a 4-piece bath. The kitchen has ample cupboard space, and the kitchen peninsula overlooks the family room with a gas fireplace. Upstairs, the master bedroom includes a spa-like ensuite with a separate shower and soaker tub. Two more bedrooms and a main bath complete the upper floor. The fully finished basement has an additional bedroom, full bath, office, rec room with a wet bar, and plenty of space for family fun. Close to all amenities and G.H. Luck School!, RV/camper parking possibility

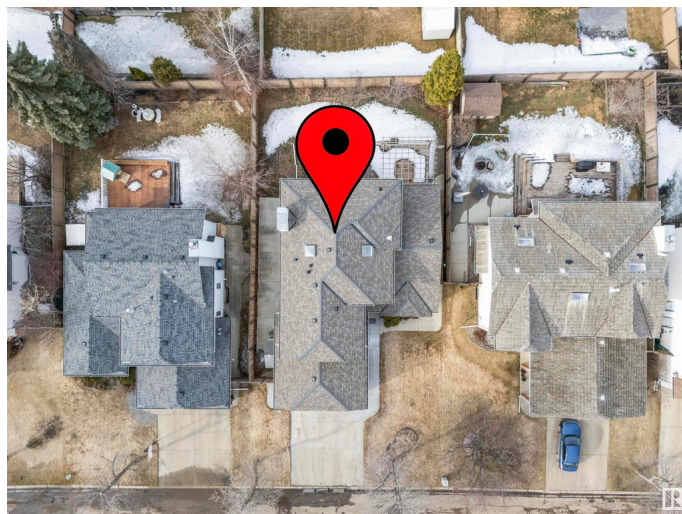
Built in 1989

Essential Information

MLS® # E4427768

Price \$699,995

Bedrooms 5



| | |
|----------------|------------------------|
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,397 |
| Acres | 0.00 |
| Year Built | 1989 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 272 Bulyea Road |
| Area | Edmonton |
| Subdivision | Bulyea Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 1Z6 |

Amenities

| | |
|----------------|--|
| Amenities | Deck, Detectors Smoke, Skylight, Vaulted Ceiling |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, RV Parking, See Remarks |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Direct Vent, Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|---|
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 37 |
| Zoning | Zone 14 |
| HOA Fees | 150 |
| HOA Fees Freq. | Annually |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 2:17am MDT