

\$769,900 - 299 Bulyea Road, Edmonton

MLS® #E4447254

\$769,900

4 Bedroom, 3.50 Bathroom, 2,188 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

This is the home you've been waiting for in Bulyea Heights! With over 2,100 sq ft and 3+2 bedrooms on a 9,000 sq ft lot steps from George H. Luck School, this home has seen \$200K+ in updates over 5 years. The main floor features hardwood flooring, vaulted ceilings, and an open-concept living/dining area. The renovated kitchen includes a Wolf gas stove, white cabinetry, and quartz countertops. A main floor den/4th bedroom, updated bath, laundry, and cozy family room with gas fireplace add to the appeal. Upstairs are 3 bedrooms, including a spacious primary with stunning ensuite. The finished basement offers 2 bedrooms, 4-pc bath, wet bar, and new carpet. Enjoy summers on the large deck and watch the kids play in the perfectly manicured lawn w/ irrigation system. Major updates: roof, windows, furnace, garage heater, epoxy garage floor (2020), and refreshed landscaping (2021).

Built in 1988

Essential Information

MLS® #	E4447254
Price	\$769,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,188
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	299 Bulyea Road
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1R8

Amenities

Amenities	Air Conditioner, Bar, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, Sprinkler Sys-Underground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	George H. Luck
Middle	Riverbend
High	Strathcona

Additional Information

Date Listed	July 11th, 2025
Days on Market	1
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 July 12th, 2025 at 11:17am MDT