

\$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	7
Zoning	Zone 14
HOA Fees	157.5
HOA Fees Freq.	Monthly

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