

## \$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 youâ€™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
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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	2
Zoning	Zone 14
HOA Fees	150
HOA Fees Freq.	Annually

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