

\$778,800 - 287 Bulyea Road, Edmonton

MLS® #E4446346

\$778,800

4 Bedroom, 3.50 Bathroom, 2,426 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

On a HUGE (8,800 sf) PIE-SHAPED LOT and walking distance to George H. Luck School, this 3 +1 bedroom home with a finished basement provides over 3,300 sf of coveted family living. Built by BIRKHOLZ, the home features a LARGE Living Room, a formal Dining Room, main-floor Den, a great Kitchen with a center island/eating bar, Quartz counters, a big breakfast nook and a inviting Family Room with a fireplace! The upper level includes 3-SPACIOUS bedrooms, a luxury en-suite with HEATED floors, and a Laundry Room. Need room to grow...the professionally finished basement provides the 4th Bedroom, a large Rec. Room, a 2nd Den plus another bathroom with HEATED floors! Other highlights include 2- NEW FURNACES (2024/2021), 2-A/C units, newer windows, & JATOBA HARDWOOD flooring throughout. The OUTSTANDING south-facing yard includes a deck, a patio, a fire-pit, in-ground sprinklers, and room to play! In a quiet crescent, you have easy access to the U of A, Downtown, walking trails, and 2 Freeways. WELCOME TO BROOKVIEW!



Built in 1987

Essential Information

MLS® # E4446346

Price \$778,800

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,426
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	287 Bulyea Road
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1R7

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, No Smoking Home, Patio, Sprinkler Sys-Underground, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Water Softener, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Vinyl
Foundation	Slab

Additional Information

Date Listed	July 6th, 2025
Days on Market	6
Zoning	Zone 14

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 9:17pm MDT