

## \$849,800 - 316 Burton Road, Edmonton

MLS® #E4435497

**\$849,800**

3 Bedroom, 3.00 Bathroom, 2,916 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

Former Landmark showhome in Brookview! Large pie lot & fantastic cul-de-sac location - steps from dry pond & backs onto treed walking path. LOCATION, LOT, LAYOUT - this fabulous home has it all! Architectural design features archways, curved stairwell, art niche, cathedral ceiling, french doors, pillars and more! Main flr has a soaring 18' high ceiling in foyer/living rm, formal dining, kitchen, family rm, den and laundry w/ a shower. An elegant spiral staircase leads to the upper level w/ a loft & spacious primary suite w/ dbl french door & a gorgeous spa-like 5 pc ensuite & HUGE W/I closet. Two more good sized bedrooms. Partially finished basement w/ a game room. Recent upgrades include: triple pane vinyl windows (2020), hardwood on main floor, kitchen countertops & appliances and bathrooms, brand new garage door and more! Walking distance to top rank school and walking trail and ravine. A gorgeous family home for yours to enjoy!

Built in 1991

### Essential Information

MLS® #	E4435497
Price	\$849,800
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	2,916
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	Detectors Smoke, Hot Water Natural Gas, Vinyl Windows
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	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Middle	George H. Luck School
High	Riverbend School

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	7
Zoning	Zone 14
HOA Fees	157.5
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 16th, 2025 at 6:32am MDT