

\$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 | 2 |
| 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 8th, 2025 at 1:32pm MDT