

## \$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 | 21            |
| Zoning         | Zone 14       |
| HOA Fees       | 157.5         |
| HOA Fees Freq. | Annually      |

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Listing information last updated on May 30th, 2025 at 6:32pm MDT