

## \$349,900 - 76 330 Bulyea Road, Edmonton

MLS® #E4427536

**\$349,900**

3 Bedroom, 1.50 Bathroom, 1,099 sqft

Condo / Townhouse on 0.00 Acres

Bulyea Heights, Edmonton, AB

This modern 3-bedroom, 1.5 bath CORNER UNIT townhouse offers an open concept layout with spacious living and dining areas, perfect for entertaining. Designed in bright neutral tones, the home is enhanced by additional side windows that fill the space with natural light. Upstairs, the primary bedroom features an upgraded walk-in closet with custom organizers, alongside two generously sized bedrooms and a 4pc bathroom. The 470 sq ft unfinished basement provides ample storage or potential for future customization. Completing the home are two titled outdoor parking stalls and unbeatable location with easy access to George H. Luck School, Whitemud Drive and Terwilliger Drive.

Built in 2018

### Essential Information

MLS® #	E4427536
Price	\$349,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,099
Acres	0.00
Year Built	2018



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	76 330 Bulyea Road
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0W8

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Parking-Visitor, 9 ft. Basement Ceiling
Parking	Stall, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 26th, 2025
Days on Market	35
Zoning	Zone 14
HOA Fees	150

HOA Fees Freq.     Annually

Condo Fee             \$267

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 April 30th, 2025 at 4:17pm MDT