

\$878,800 - 316 Burton Road, Edmonton

MLS® #E4431337

\$878,800

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® # | E4431337 |
| Price | \$878,800 |
| 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 | April 17th, 2025 |
| Days on Market | 14 |
| Zoning | Zone 14 |
| HOA Fees | 157.5 |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 1st, 2025 at 5:47pm MDT