

## \$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	13
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 April 30th, 2025 at 10:17am MDT