

Courtesy Of Khal Moustarah Of MaxWell Progressive

## **\$400,000 - 56 330 Bulyea Road, Edmonton**

MLS® #E4422048

### **\$400,000**

3 Bedroom, 2.50 Bathroom, 1,489 sqft  
Condo / Townhouse on 0.00 Acres

Bulyea Heights, Edmonton, AB

Wonderfully located within minutes to the Anthony Henday, restaurants, fitness Centre/pool, ice rinks, sports fields, medical centres, and within walking distance to schools and public transit! Your new home is by far one of the brightest and spacious in the entire neighborhood featuring an exquisite open concept design, large windows for natural sunlight and high end finishes throughout to maximize brightness. Upon entering you're greeted by a gigantic living room that leads to a stunning kitchen featuring a full set of appliances including an over the range microwave, beautiful chocolate cabinets, garburator, and plenty of counter space! Main floor also includes a convenient guest washroom! Upper floor includes an enormous master bedroom with walk in closet and a lovely 4 pc ensuite as well as two more spacious bedrooms and a second 4 pc bathroom. Your home also includes an extremely rare attached double garage, central air conditioning and a massive balcony featuring a natural gas hookup for bbqing!

Built in 2018

### **Essential Information**

MLS® #	E4422048
Price	\$400,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,489
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	56 330 Bulyea Road
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0W8

### **Amenities**

Amenities	Air Conditioner, Parking-Visitor
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Fiberglass
Construction	Wood, Vinyl

Foundation Concrete Perimeter

**Additional Information**

Date Listed February 19th, 2025  
Days on Market 48  
Zoning Zone 14  
HOA Fees 157.5  
HOA Fees Freq. Annually  
Condo Fee \$269

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 8th, 2025 at 9:32am MDT