

## \$749,000 - 312 Burton Road, Edmonton

MLS® #E4457617

**\$749,000**

3 Bedroom, 3.00 Bathroom, 1,898 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

This beautiful A/C bungalow sits on a large corner lot in a keyhole crescent backing onto a treed walkway creating a private setting in the back yard. Great location just steps from a large park, close to Whitemud Creek ravine & trail system where you can enjoy peaceful nature walks. Beautiful hardwood floors, formal living room and dining room, spacious kitchen with island & white cabinets. The breakfast nook opens onto the large three season sunroom. Cozy family room with gas fireplace. The large primary bedroom has a door opening onto the sun room and a 4 pce ensuite, the second bedroom could be used as a den or office. A four pce guest bathroom & laundry room with sink complete the main floor. The basement is fully finished with a big recreation room, second gas fireplace, bedroom, 3 pce bath, hobby room, office and an amazing amount of storage space. The large south facing deck off the sun room is built of vinyl planks which never need maintenance. A home for all ages!

Built in 1991

### Essential Information

MLS® # E4457617

Price \$749,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,898                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 312 Burton Road |
| Area        | Edmonton        |
| Subdivision | Bulyea Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 2G7         |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | No Smoking Home, Patio, Skylight, Vinyl Windows                           |
| Parking Spaces | 4                                                                         |
| Parking        | Double Garage Attached, Front Drive Access, Heated, Insulated, Over Sized |

### Interior

|                   |                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                        |
| Fireplaces        | Brick Facing                                                                                                                                                                                               |
| Stories           | 2                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                                             |

### Exterior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                                                  |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Cul-De-Sac, Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Cedar Shakes                                                                                                                                                                                  |
| Construction      | Wood, Stucco                                                                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                                                            |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 14              |
| HOA Fees       | 157.5                |
| HOA Fees Freq. | Annually             |

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Listing information last updated on September 15th, 2025 at 3:02pm MDT