

\$839,000 - 322 Burton Road, Edmonton

MLS® #E4449918

\$839,000

4 Bedroom, 2.50 Bathroom, 2,805 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

MINT Condition, 4 UPSTAIRS Bedroom house w/ a KITCHEN REMODEL, overlooking a quiet park in the heart of Bulyea Heights! Fantastic option for a family in need of space, this house has a formal dining room, office, & 4 SPACIOUS bedrooms w/ tons of closet space, paired w/ an oversized fully finished double car garage (24x24) w/ storage shelves, a grand entrance w/ a big skylight, 2 patios, & a good sized, very private, backyard. W/ plenty of fantastic upgrades like cork floors, a chefs kitchen redone in (2014), w/ tons of extra cabinet space, high-end Monogram GE appliances (including your dream fridge), 5 burner gas cook top, plenty of countertop space, customized interior storage arrangements, plus additional pot lights throughout. More practical upgrades include replaced double pane windows, 2 high efficiency furnaces, including 2 central A/C units (2017), upgraded attic insulation, copper plumbing (no polyb), built in alarm system, LG washer/dryer, gas fireplace, roughed in basement bathroom. A MUST SEE!

Built in 1992

Essential Information

MLS® # E4449918

Price \$839,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,805
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	322 Burton Road
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2G7

Amenities

Amenities	Air Conditioner, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Skylight, Vaulted Ceiling, Wood Windows, Vacuum System-Roughed-In, Natural Gas Stove Hookup
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes

Basement	Full, Unfinished
Exterior	
Exterior	Wood, Brick, Stucco
Exterior Features	Corner Lot, Fenced, Golf Nearby, Low Maintenance Landscape, No Back Lane, Playground Nearby, Private Setting, Ravine View, Schools, Shopping Nearby, Treed Lot
Roof	Cedar Shakes
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 26th, 2025
Days on Market	12
Zoning	Zone 14
HOA Fees	165
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 August 7th, 2025 at 5:02am MDT