

## \$349,900 - 70 330 Bulyea Road, Edmonton

MLS® #E4429260

**\$349,900**

3 Bedroom, 1.50 Bathroom, 1,216 sqft

Condo / Townhouse on 0.00 Acres

Bulyea Heights, Edmonton, AB

This beautifully maintained townhouse radiates both charm and comfort, offering over 1217 SQFT of living space. As you enter, you'll be welcomed by a bright and inviting kitchen complete with ample cabinet space, stainless steel appliances, a cozy dining nook, and a convenient 2-piece bath. The kitchen flows seamlessly into the spacious living room, creating the perfect space for relaxation and entertaining. Upstairs, you'll find 3 generously sized bedrooms and a well-appointed 4-piece bathroom, offering plenty of room for everyone to unwind. This exceptional townhouse is ideally located near a variety of schools, parks, and amenities. With quick access to the Anthony Henday, it's also just minutes from restaurants, a fitness centre with a pool, ice rinks, sports fields, and medical centres, making this the perfect place to call home!

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429260  |
| Price          | \$349,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,216     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2019              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 70 330 Bulyea Road |
| Area        | Edmonton           |
| Subdivision | Bulyea Heights     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 0W8            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 2  |
| Parking        | 2 Outdoor Stalls                                 |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | George H. Luck School |
|------------|-----------------------|

|        |                   |
|--------|-------------------|
| Middle | Riverbend School  |
| High   | Strathcona School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 24              |
| Zoning         | Zone 14         |
| Condo Fee      | \$267           |

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Listing information last updated on April 28th, 2025 at 7:17am MDT