

## \$409,900 - 33 330 Bulyea Road, Edmonton

MLS® #E4441097

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,494 sqft

Condo / Townhouse on 0.00 Acres

Bulyea Heights, Edmonton, AB

Welcome to this gorgeous 3 storey townhome located in the highly desirable neighborhood of Bulyea Heights! This well-maintained Original Owner unit features beautiful finishings & a great natural light throughout. The ground level entry is bright and open with access to the double attached garage. Open concept main level boasts laminate flooring and a south facing living room w/ access to a large balcony overlooking a green space - safe for kids to play! The kitchen is a chef's dream with loads of cabinetry, tile back-splash & SS appliances. Upstairs you will find a Primary bedroom w/ walk-in closet and 4 pc ensuite and two additional good sized bedrooms, 4-piece main bathroom, and laundry! Walking distance to top-ranked George H Luck School & playground. Easy access to Terwillegar Drive, Henday & Whitemud freeway. Affordable living in a highly desirable mature neighborhood!

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441097  |
| Price      | \$409,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,494             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 33 330 Bulyea Road |
| Area        | Edmonton           |
| Subdivision | Bulyea Heights     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 0W8            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, Parking-Visitor, Vinyl Windows |
| Parking   | Double Garage Attached                          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | George H Luck School   |
| Middle     | Riverbend Junior High  |
| High       | Lillian Osborne School |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 9              |
| Zoning         | Zone 14        |
| HOA Fees       | 157.5          |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$267          |

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Listing information last updated on June 16th, 2025 at 4:32pm MDT