

## \$349,900 - 76 330 Bulyea Road, Edmonton

MLS® #E4427536

**\$349,900**

3 Bedroom, 1.50 Bathroom, 1,099 sqft  
Condo / Townhouse on 0.00 Acres

Bulyea Heights, Edmonton, AB

This modern 3-bedroom, 1.5 bath CORNER UNIT townhouse offers an open concept layout with spacious living and dining areas, perfect for entertaining. Designed in bright neutral tones, the home is enhanced by additional side windows that fill the space with natural light. Upstairs, the primary bedroom features an upgraded walk-in closet with custom organizers, alongside two generously sized bedrooms and a 4pc bathroom. The 470 sq ft unfinished basement provides ample storage or potential for future customization. Completing the home are two titled outdoor parking stalls and unbeatable location with easy access to George H. Luck School, Whitemud Drive and Terwilliger Drive.

Built in 2018

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427536  |
| Price          | \$349,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,099     |
| Acres          | 0.00      |
| Year Built     | 2018      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 76 330 Bulyea Road |
| Area        | Edmonton           |
| Subdivision | Bulyea Heights     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 0W8            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, Parking-Visitor, 9 ft. Basement Ceiling |
| Parking   | Stall, See Remarks  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, 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 | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 14          |
| HOA Fees       | 150              |

HOA Fees Freq. Annually

Condo Fee \$267

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Listing information last updated on April 12th, 2025 at 12:02pm MDT