

## \$405,000 - 32 330 Bulyea Road, Edmonton

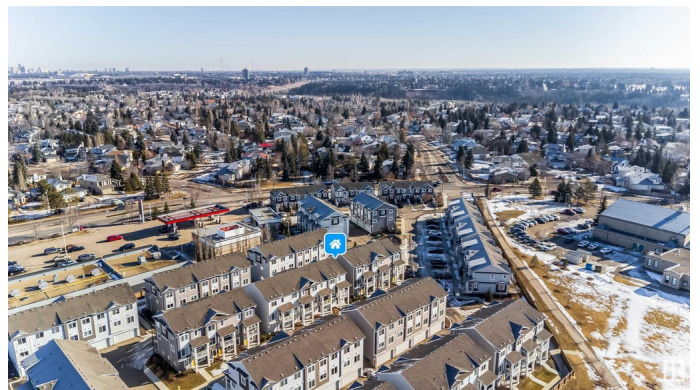
MLS® #E4424264

**\$405,000**

3 Bedroom, 2.50 Bathroom, 1,468 sqft  
Condo / Townhouse on 0.00 Acres

Bulyea Heights, Edmonton, AB

Nestled in the serene Bulyea Heights community, this impeccably maintained 1470 sqft end-unit townhouse offers a tranquil retreat with a sunny disposition. Boasting 3 bedrooms and 2.5 baths, this home features a double attached garage and is steps away from the school and the community center. The main floor foyer opens to a spacious layout, while the second floor dazzles with an open-concept living and dining area, bathed in natural light from numerous windows. The modern kitchen, equipped with stainless steel appliances, is ideal for entertaining. Upstairs, two generous bedrooms, a 4-pc bath, and convenient upper-floor laundry await, alongside a primary suite with a walk-in closet and 3-pc ensuite. Enjoy the quiet location, ease of access to Whitemud Dr & Anthony Henday, also shopping and playground around, making it an ideal family home.



Built in 2018

### Essential Information

MLS® #	E4424264
Price	\$405,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	1,468
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	32 330 Bulyea Road
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0W8

### **Amenities**

Amenities	Detectors Smoke, No Smoking Home, Parking-Visitor
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	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	8
Zoning	Zone 14
HOA Fees	157.5
HOA Fees Freq.	Annually
Condo Fee	\$269

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Listing information last updated on March 13th, 2025 at 11:47pm MDT