

\$778,800 - 316 Burton Road, Edmonton

MLS® #E4458326

\$778,800

3 Bedroom, 3.00 Bathroom, 2,916 sqft  
Single Family on 0.00 Acres

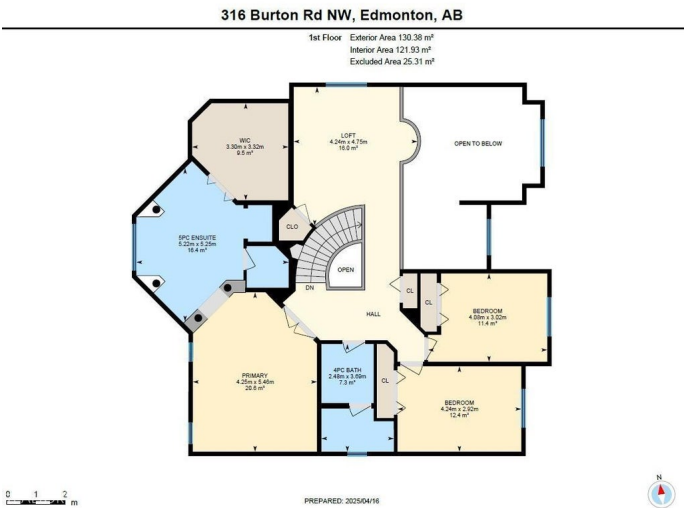
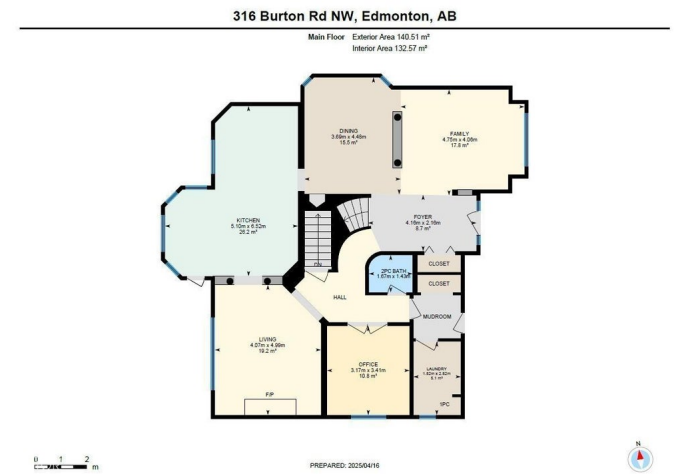
Bulyea Heights, Edmonton, AB

PRICED to sell - tremendous value in this former Landmark showhome in Brookview! Large pie lot & fantastic cul-de-sac location - Steps from dry pond & backs onto treed walking path. LOCATION, LOT, LAYOUT - this fabulous home has it all! Architectural design features archways, curved stairwell, art niche, cathedral ceiling, French doors, pillars and more! Main flr has a soaring 18' high ceiling in foyer/living rm, formal dining, kitchen, family rm, den and laundry w/ a shower. An elegant spiral staircase leads to the upper level w/ a loft & spacious primary suite w/ dbl french door & a gorgeous spa-like 5 pc ensuite & HUGE W/I closet. Two more good sized bedrooms. Partially finished basement w/ a game room. Recent upgrades: triple pane Canadian Premium energy efficient vinyl windows (2020), Engineered H/W on main floor, kitchen countertops & appliances and bathrooms, brand new garage door & more! Walking distance to top ranked school. A gorgeous family home for yours to enjoy!

Built in 1991

Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4458326  |
| Price    | \$778,800 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,916                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 316 Burton Road |
| Area        | Edmonton        |
| Subdivision | Bulyea Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 2G7         |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Detectors Smoke, Hot Water Natural Gas, Vinyl Windows |
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Attached                                |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                              |
| Stories           | 3                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Partially Finished                                                                                               |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                   |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Cedar Shakes                                                                   |
| Construction      | Wood, Stucco                                                                   |

Foundation                      Concrete Perimeter

**School Information**

Middle                      George H. Luck School  
High                      Riverbend School

**Additional Information**

Date Listed                      September 18th, 2025  
Zoning                      Zone 14  
HOA Fees                      157.5  
HOA Fees Freq.                      Annually

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Listing information last updated on September 18th, 2025 at 4:03pm MDT