

## \$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	29
Zoning	Zone 14
Condo Fee	\$267

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 8:02am MDT