

\$350,000 - 4 330 Bulyea Road, Edmonton

MLS® #E4453840

\$350,000

3 Bedroom, 1.50 Bathroom, 1,221 sqft

Condo / Townhouse on 0.00 Acres

Bulyea Heights, Edmonton, AB

PREMIERE LOCATION! This charming townhouse nestled in the **HEART OF RIVERBEND** is backing on to school/park space! Offering over 1200sq ft of **BRIGHT & SUNNY** space – main floor features laminate flooring, **OPEN CONCEPT** layout perfect for entertaining. Upgraded kitchen w/ **QUARTZ** countertops & stainless appliances. Upstairs has 3 generous bedrooms & full bath. Basement is perfect storage or place for kids to play – ready for future development w/ roughed in plumbing. 2 outdoor parking stalls & deck w/ gas BBQ line. **STEPS** to **TOP** schools, nature trails, **RIVER VALLEY** & shopping. **EASY ACCESS** to Whitemud, Downtown, U of A, Henday & airport! Low condo fees. **SEE FOR YOURSELF** – this is a **GEM!**

Built in 2019

Essential Information

MLS® #	E4453840
Price	\$350,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,221
Acres	0.00



Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	4 330 Bulyea Road
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0W8

Amenities

Amenities	Deck, Detectors Smoke, Parking-Plug-Ins, Vinyl Windows
Parking Spaces	2
Parking	2 Outdoor Stalls

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, 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 School

High

Lillian Osborne School

Additional Information

Date Listed	August 20th, 2025
Days on Market	16
Zoning	Zone 14
HOA Fees	200
HOA Fees Freq.	Annually
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 September 5th, 2025 at 8:32pm MDT