

\$724,900 - 355 Burton Road, Edmonton

MLS® #E4452871

\$724,900

6 Bedroom, 4.00 Bathroom, 2,424 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

Welcome to 355 Burton Road - a spacious 6-bedroom home in the heart of Bulyea Heights. Close to the new footbridge for easy access to ravine trails and bike paths, with George Luck School just a short walk away. This former Birkholz showhome brings comfort, style, and a great layout. Soaring ceilings, hardwood floors, and a main floor den/bedroom with full bath offer flexible living spaces. The kitchen features granite counters, newer appliances, and walk-in pantry, opening to a bright family room. Upstairs are three bedrooms, including a large primary with private ensuite, plus full bath and upper laundry. The finished basement adds two large bedrooms, rec space, and 4th full bath - ideal for teens or guests. Enjoy the beautifully landscaped backyard with space to relax or entertain. Major mechanical updates (2017) include 2 furnaces, 2 A/C, 2 humidifiers, HWT, and water softener. Upgraded finished garage with coated epoxy floor, slat wall, and storage. Quick access to U of A, Whitemud and transit.

Built in 1993

Essential Information

MLS® # E4452871

Price \$724,900

Bedrooms 6



Bathrooms	4.00
Full Baths	4
Square Footage	2,424
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	355 Burton Road
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2J1

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Insulated, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Gas, Washer, Water Softener, Window Coverings, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby,

	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 14th, 2025
Days on Market	6
Zoning	Zone 14
HOA Fees	157.5
HOA Fees Freq.	Annually

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 August 19th, 2025 at 10:33pm MDT