

\$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!

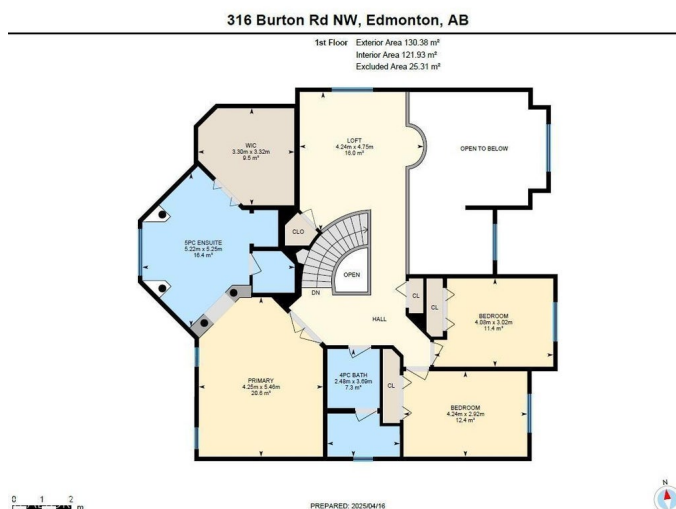
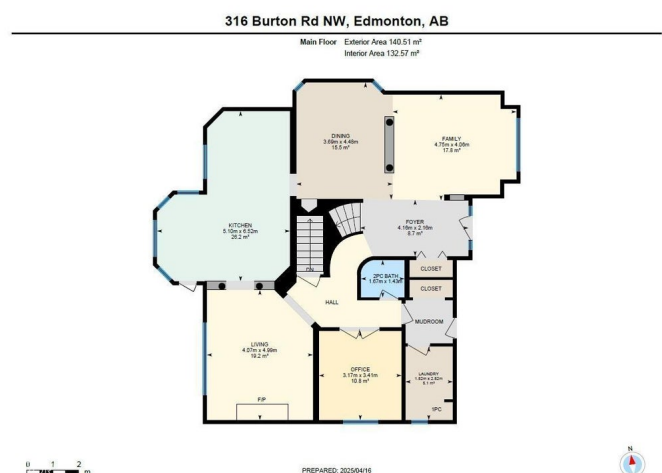
Built in 1991

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
Days on Market 7
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 September 25th, 2025 at 11:33am MDT