

\$749,000 - 312 Burton Road, Edmonton

MLS® #E4457617

\$749,000

3 Bedroom, 3.00 Bathroom, 1,898 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

This beautiful A/C bungalow sits on a large corner lot in a keyhole crescent backing onto a treed walkway creating a private setting in the back yard. Great location just steps from a large park, close to Whitemud Creek ravine & trail system where you can enjoy peaceful nature walks. Beautiful hardwood floors, formal living room and dining room, spacious kitchen with island & white cabinets. The breakfast nook opens onto the large three season sunroom. Cozy family room with gas fireplace. The large primary bedroom has a door opening onto the sun room and a 4 pce ensuite, the second bedroom could be used as a den or office. A four pce guest bathroom & laundry room with sink complete the main floor. The basement is fully finished with a big recreation room, second gas fireplace, bedroom, 3 pce bath, hobby room, office and an amazing amount of storage space. The large south facing deck off the sun room is built of vinyl planks which never need maintenance. A home for all ages!

Built in 1991

Essential Information

MLS® # E4457617

Price \$749,000

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,898
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	312 Burton Road
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2G7

Amenities

Amenities	No Smoking Home, Patio, Skylight, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Corner Lot, Cul-De-Sac, Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 12th, 2025
Days on Market	22
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 October 4th, 2025 at 7:32am MDT