

## \$409,900 - 33 330 Bulyea Road, Edmonton

MLS® #E4441097

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,494 sqft

Condo / Townhouse on 0.00 Acres

Bulyea Heights, Edmonton, AB

Welcome to this gorgeous 3 storey townhome located in the highly desirable neighborhood of Bulyea Heights! This well-maintained Original Owner unit features beautiful finishings & a great natural light throughout. The ground level entry is bright and open with access to the double attached garage. Open concept main level boasts laminate flooring and a south facing living room w/ access to a large balcony overlooking a green space - safe for kids to play! The kitchen is a chef's dream with loads of cabinetry, tile back-splash & SS appliances. Upstairs you will find a Primary bedroom w/ walk-in closet and 4 pc ensuite and two additional good sized bedrooms, 4-piece main bathroom, and laundry! Walking distance to top-ranked George H Luck School & playground. Easy access to Terwillegar Drive, Henday & Whitemud freeway. Affordable living in a highly desirable mature neighborhood!

Built in 2018

### Essential Information

MLS® #	E4441097
Price	\$409,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,494
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	33 330 Bulyea Road
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0W8

### Amenities

Amenities	Detectors Smoke, Parking-Visitor, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Landscaped, 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 Junior High
High	Lillian Osborne School

### **Additional Information**

Date Listed	June 7th, 2025
Days on Market	9
Zoning	Zone 14
HOA Fees	157.5
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 June 16th, 2025 at 5:17pm MDT