

## \$347,900 - 6 330 Bulyea Road, Edmonton

MLS® #E4457567

### \$347,900

3 Bedroom, 1.50 Bathroom, 1,218 sqft

Condo / Townhouse on 0.00 Acres

Bulyea Heights, Edmonton, AB

Welcome home to this beautiful townhouse in the HEART of it all! This 3 bed, 2 bath home features a stunning open main floor concept with large kitchen, plenty of cabinet and counter space, stainless steel appliances and an amazing space for entertaining. Upstairs are 3 generous sized bedrooms, the primary features a stunning walk-in closet with custom shelving. A 4pce bath completes the upper floor. The unfinished basement is ready for your ideas with roughed in plumbing and an excellent use of space to create a bedroom and rec room. Head outside to the beautiful deck backing a park/school. With LOW CONDO FEES and a location that cannot be beat! Only minutes to the Whitemud, downtown and many parks and walking trails.

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457567  |
| Price          | \$347,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,218     |
| Acres          | 0.00      |



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

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6 330 Bulyea Road |
| Area        | Edmonton          |
| Subdivision | Bulyea Heights    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 0W8           |

### Amenities

|           |                         |
|-----------|-------------------------|
| Amenities | See Remarks             |
| Parking   | 2 Outdoor Stalls, Stall |

### 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 | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 14              |
| HOA Fees       | 157.5                |

HOA Fees Freq.     Annually  
Condo Fee             \$267

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