

Courtesy Of Kira Harrington Of Rimrock Real Estate

## \$350,000 - N/A, Edmonton

MLS® #E4453840

**\$350,000**

3 Bedroom, 1.50 Bathroom, 1,221 sqft  
Condo / Townhouse on 0.00 Acres

Bulyea Heights, Edmonton, AB

**PREMIERE LOCATION!** This charming townhouse nestled in the **HEART OF RIVERBEND** is backing on to school/park space! Offering over 1200sq ft of **BRIGHT & SUNNY** space – main floor features laminate flooring, **OPEN CONCEPT** layout perfect for entertaining. Upgraded kitchen w/ **QUARTZ** countertops & stainless appliances. Upstairs has 3 generous bedrooms & full bath. Basement is perfect storage or place for kids to play – ready for future development w/ roughed in plumbing. 2 outdoor parking stalls & deck w/ gas BBQ line. **STEPS** to **TOP** schools, nature trails, **RIVER VALLEY** & shopping. **EASY ACCESS** to Whitemud, Downtown, U of A, Henday & airport! Low condo fees. **SEE FOR YOURSELF** – this is a **GEM!**

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453840  |
| Price          | \$350,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,221     |
| Acres          | 0.00      |



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

### Community Information

|             |                |
|-------------|----------------|
| Address     | N/A            |
| Area        | Edmonton       |
| Subdivision | Bulyea Heights |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6R 0W8        |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Parking-Plug-Ins, Vinyl Windows |
| Parking Spaces | 2                                                      |
| Parking        | 2 Outdoor Stalls                                       |

### 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 | Golf Nearby, 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 School      |

High

Lillian Osborne School

Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 14           |
| HOA Fees       | 200               |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$267             |

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Listing information last updated on August 25th, 2025 at 1:17am MDT