

## \$405,000 - 36 330 Bulyea Road, Edmonton

MLS® #E4460997

**\$405,000**

2 Bedroom, 2.50 Bathroom, 1,468 sqft

Condo / Townhouse on 0.00 Acres

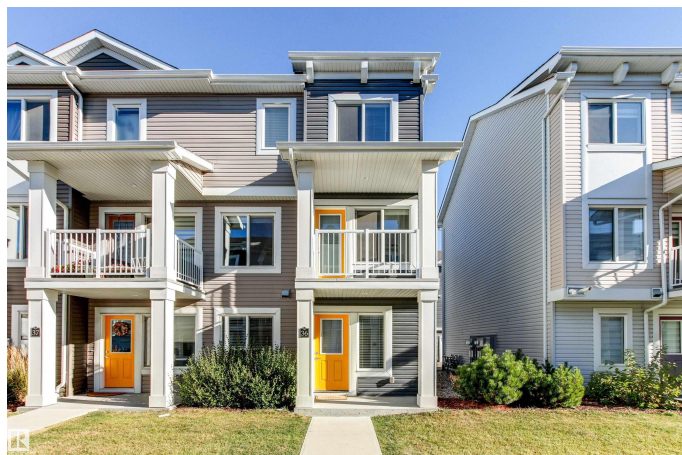
Bulyea Heights, Edmonton, AB

Nestled in the serene Bulyea Heights community, this impeccably maintained 1470 sqft end-unit townhouse offers a tranquil retreat with a sunny disposition. This home features a double attached garage and is steps away from the school and the community center. The second floor dazzles with an open-concept living and dining area, bathed in natural light from numerous windows. The modern kitchen, equipped with stainless steel appliances, is ideal for entertaining. Upstairs, two generous bedrooms, a 4-pc bath, and convenient upper-floor laundry await, alongside a primary suite with a walk-in closet and 3-pc ensuite. Enjoy the quiet location, ease of access to Whitemud Dr & Anthony Henday, also shopping and playground around, making it an ideal family home.

Built in 2019

### Essential Information

MLS® #	E4460997
Price	\$405,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,468



Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	36 330 Bulyea Road
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0W8

### Amenities

Amenities	Parking-Visitor
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	See Remarks, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 6th, 2025
Days on Market	3

Zoning	Zone 14
HOA Fees	157.5
HOA Fees Freq.	Annually
Condo Fee	\$269

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Listing information last updated on October 9th, 2025 at 3:32am MDT