

## \$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 | 13                |

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

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 19th, 2025 at 8:17pm MDT