\$625,000 - 307 Buchanan Way, Edmonton

MLS® #E4430582

\$625,000

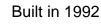
4 Bedroom, 2.50 Bathroom, 2,142 sqft Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

Welcome to this exquisite two-storey home nestled in a peaceful cul-de-sac in the sought-after Bulyea Heights neighborhood, offering unbeatable convenience just steps from schools, parks, and shopping. The bright foyer leads to a formal living and dining room, while the spacious kitchenâ€"with ample cabinetry, a central island, and a sunny breakfast nookâ€"opens to a cozy family room featuring a gas fireplace and patio doors to a sprawling SouthWest facing backyard with a huge deck, perfect for outdoor living. Upstairs, four generous bedrooms include a primary suite with a window seat, walk-in closet, and ensuite, while the other bedrooms feature built-in desks and share a full bath. This practical home in one of Edmonton's most desirable neighborhoods is the perfect match for your growing family.







Essential Information

| MLS® # | E4430582 |
|----------------|-----------|
| Price | \$625,000 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,142 |



| Acres | 0.00 |
|------------|------------------------|
| Year Built | 1992 |
| Туре | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 307 Buchanan Way |
|-------------|------------------|
| Area | Edmonton |
| Subdivision | Bulyea Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 2B4 |

Amenities

| Amenities | Air Conditioner, Deck, Exterior Walls- 2"x6" |
|-----------|--|
| Parking | Double Garage Attached |

Interior

| Interior Features | ensuite bathroom |
|-------------------|--|
| Appliances | Air Conditioning-Central, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| Exterior | Wood, Stucco |
|-------------------|---|
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

| Elementary | George H. Luck |
|------------|----------------|
| Middle | Riverbend |

Additional Information

Date ListedApril 11th, 2025Days on Market8ZoningZone 14

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Listing information last updated on April 19th, 2025 at 9:47am MDT