

\$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 kitchen—with ample cabinetry, a central island, and a sunny breakfast nook—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.

Built in 1992

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
Type	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

High Lillian Osborne

Additional Information

Date Listed April 11th, 2025

Days on Market 8

Zoning Zone 14

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 April 19th, 2025 at 9:47am MDT