

\$409,900 - 33 330 Bulyea Road, Edmonton

MLS® #E4441097

\$409,900

3 Bedroom, 2.50 Bathroom, 1,494 sqft
Condo / Townhouse on 0.00 Acres

Bulyea Heights, Edmonton, AB

Welcome to this gorgeous 3 storey townhome located in the highly desirable neighborhood of Bulyea Heights! This well-maintained Original Owner unit features beautiful finishings & a great natural light throughout. The ground level entry is bright and open with access to the double attached garage. Open concept main level boasts laminate flooring and a south facing living room w/ access to a large balcony overlooking a green space - safe for kids to play! The kitchen is a chef's dream with loads of cabinetry, tile back-splash & SS appliances. Upstairs you will find a Primary bedroom w/ walk-in closet and 4 pc ensuite and two additional good sized bedrooms, 4-piece main bathroom, and laundry! Walking distance to top-ranked George H Luck School & playground. Easy access to Terwillegar Drive, Henday & Whitemud freeway. Affordable living in a highly desirable mature neighborhood!

Built in 2018

Essential Information

MLS® #	E4441097
Price	\$409,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,494
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	33 330 Bulyea Road
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0W8

Amenities

Amenities	Detectors Smoke, Parking-Visitor, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Landscaped, 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 Junior High
High	Lillian Osborne School

Additional Information

Date Listed	June 7th, 2025
Days on Market	12
Zoning	Zone 14
HOA Fees	157.5
HOA Fees Freq.	Annually
Condo Fee	\$267

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 June 19th, 2025 at 9:18am MDT