

Courtesy of Maria Marcos of YEGPro Realty

## **\$339,900 - # 60 330 Bulyea Road Nw, Edmonton**

MLS® #E4198077

### **\$339,900**

3 Bedroom, 3.00 Bathroom, 1,349 sqft  
Condo / Townhouse on 0 Acres

Bulyea Heights, Edmonton, AB

Amazing opportunity to live in sought after Bulyea Heights. This immaculate, modern Townhome is just over 1 yr old and has something for everyone! Be wowed immediately by the cozy & functional entry w/ den, large windows, and access to double attached garage & utility room. On the 2nd level you will find a spacious & bright living area featuring vinyl plank flooring w/ cork underlay & modern light fixtures. The living room has access to a conveniently placed powder room and balcony that can be enjoyed all year around. Dining room is open to living room & upgraded kitchen with quartz countertops, dbl sink with modern pull down faucet and upgraded SS Energy Star Smart Appliances! Family Hub Fridge w/multi function - Avoid the grocery store and order from your fridge! Double oven range completes the kitchen. The 3rd level showcases 3 spacious bedrooms, laundry & full bath. The master features ensuite & walk-in closet! Schools, parks, trails, transit, Whitemud & Henday. Investor - Lease back option avail.



Built in 2018

### **Essential Information**

MLS® # E4198077

Price \$339,900

Bedrooms	3
Bedrooms Above Grade	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Has Ensuite	Y
Square Footage	1,349
Acres	0.00
Year Built	2018
Property Type	Condo / Townhouse
Building Type	Townhouse
Style	3 Storey

### Community Information

Condo Name	Z-name Not Listed
Address	# 60 330 Bulyea Road Nw
Area	Edmonton
Community	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0W8

### Amenities

Features	No Animal Home, No Smoking Home, Parking-Visitor, Patio, Vinyl Windows, HRV System
Exterior Features	Commercial, Park/Reserve, Public Transportation, Schools
Parking	Double Garage Attached
# Garage Parking Spaces	2

### Interior

Flooring	Carpet, Vinyl Plank
Goods Included	Dishwasher - Energy Star, Dryer, Microwave Hood Cover, Refridgerator - Energy Star, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1
Basement	None, No Basement
# of Stories	3

### Exterior

Exterior	Vinyl
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **School Information**

Elementary	George H. Luk
Middle	Riverbend School
High	Lillian Osborne School

### **Additional Information**

Condo Fee	\$126
Condo Fee Includes	Exterior Maintenance, Insurance for Common Areas, Landscape and Snow Removal, Professional Management, Reserve Fund Contributions
HOA Fees	147.00
HOA Fees Freq.	Annually
Front Exposure	Northwest

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on July 9th, 2020 at 9:01pm CDT