

## \$649,000 - 425 Buchanan Road, Edmonton

MLS® #E4435860

**\$649,000**

6 Bedroom, 3.50 Bathroom, 2,013 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

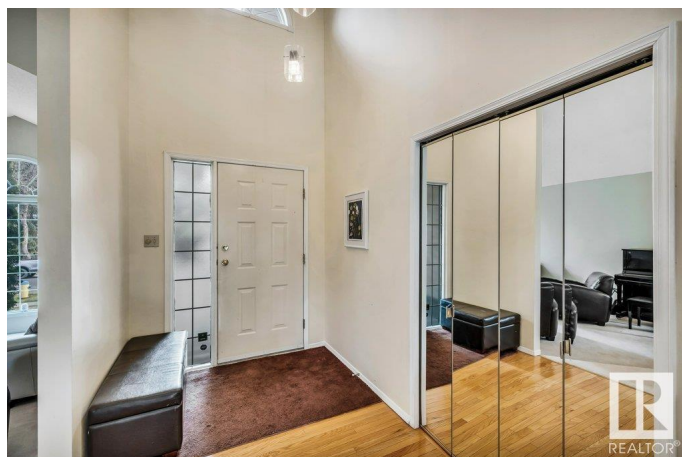
Discover Your Dream Home in Prestigious Bulyea Heights! The main floor boasts a flowing layout, perfect for both relaxed family living and entertaining. Hardwood floors extend through much of this level, leading you into a generously proportioned living room, a well appointed kitchen with rich cabinetry, expansive granite countertops offering ample prep space. The luxurious primary suite offers a spacious bedroom, WI-Closet, and a spa-like ensuite bathroom with a jetted soaker tub and separate shower. Two additional generously sized bedrooms on this floor provide comfortable accommodation for family or guests, each with ample closet space and sharing access to a full bathroom. Step outside into your private backyard oasis featuring a spacious deck, perfect for summer BBQ's equipped with a gas line for added convenience or simply relax with a good book while enjoying the mature landscaping that provides both beauty and privacy. The double attached garage offers convenience and secure parking.

Built in 1990

### Essential Information

MLS® # E4435860

Price \$649,000



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,013
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	425 Buchanan Road
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2A5

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Fresh Air, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 11th, 2025
Days on Market	20
Zoning	Zone 14
HOA Fees	153
HOA Fees Freq.	Annually

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Listing information last updated on May 31st, 2025 at 7:17am MDT