

## \$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

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