

## \$675,000 - 425 Buchanan Road, Edmonton

MLS® #E4410111

**\$675,000**

6 Bedroom, 3.50 Bathroom, 1,937 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Sought after location, FABULOUS two-story home in Bulyea Heights. Located on a quiet street, this 1963.36 sq. ft. two-story home offers 4+2 bedrooms, 2.5+1 bathrooms. The elegant entrance with high ceilings opens to a bright living room. The main floor includes a formal dining room, sunken living room with a fireplace, and a updated kitchen with ample cabinetry, pantry, and stainless steel appliances. A dinette area overlooks the flourish backyard. The lovely south facing back yard provides full year sunshine to your family. On the main floor there are laundry facilities, a bed room and a half bathroom. A staircase leads to 3 bedrooms and a main bathroom on the upper level. The master suite features a walk-in closet, and a 4-piece en suite. The professionally developed basement includes a recreation area, TV/games room, 2 large bedrooms, 3-piece bathroom and a huge storage room. Entire house had been updated.

Built in 1990

### Essential Information

MLS® # E4410111

Price \$675,000

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,937                  |
| 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 |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Granite Surround          |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, See Remarks  |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, See Remarks  |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2024 |
| Days on Market | 188                |
| Zoning         | Zone 14            |

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