

\$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 7

Zoning Zone 14

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 April 18th, 2025 at 7:17pm MDT