

## \$685,000 - 738 Burton Crescent, Edmonton

MLS® #E4453780

**\$685,000**

6 Bedroom, 3.5 Bathroom, 2,285 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

Welcome to this Beautiful 2 Storey, 6-Bedrooms 3.5 Bathrooms Executive Home in BULYEA HEIGHTS. This home features Cathedral Ceilings, Floor to Ceiling Windows that fills the home with natural light and timeless architectural details. Main Floor offers a Formal Dining Room, a Den with built-in Shelving and a cozy Gas F/P. The Kitchen with a dinette overlooks the spacious Family Room with a double sided Gas F/P. Upstairs, youâ€™ll find a large primary retreat with a walk-in closet and spa-inspired ensuite featuring a soaker tub, plus 3 more generous bedrooms and convenient upper-level laundry. Fully Finished Basement adds 2 additional bedrooms and a massive Recreational Room. Upgrades Include: 2025 Vinyl Plank, Fresh Paint, Modern Light Fixtures, 2023 HWT, 2021 Shingles, 2020 Furnace, 2018 R60 Attic foam insulation. This home offers both comfort and peace of mind. Located close to top-rated schools, parks, walking trails, and all amenities. The perfect choice for a growing family!!!

Built in 1992

### Essential Information

MLS® # E4453780

Price \$685,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,285                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 738 Burton Crescent |
| Area        | Edmonton            |
| Subdivision | Bulyea Heights      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 2J3             |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home |
| Parking Spaces | 2                                                                               |
| Parking        | Double Garage Attached                                                          |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                    |
| Fireplaces        | Double Sided, Glass Door, Tile Surround                                                                                                                                |
| Stories           | 3                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                         |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                           |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stucco                                                                           |
| Foundation        | Concrete Perimeter                                                                     |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | George H Luck School       |
| Middle     | Archbishop Joseph MacNeil  |
| High       | Lillian Osborne HighSchool |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 56                |
| Zoning         | Zone 14           |
| HOA Fees       | 157.5             |
| HOA Fees Freq. | Annually          |

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 October 15th, 2025 at 3:02pm MDT