

# \$1,100,000 - 715 Burley Drive, Edmonton

MLS® #E4458300

**\$1,100,000**

5 Bedroom, 3.50 Bathroom, 2,803 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

This home feels like a living work of art, crafted with care, layered with style, & filled with light. Over 2,800 sq. ft. unfolds across two stories, where new triple-pane Lux windows frame the day & bold design choices give every room character. The kitchen is both centrepiece & gathering place: a quartz waterfall island, 36" gas range, wall oven, custom cabinetry, & a walk-in pantry designed for beauty and function. Main-floor spaces flow easily, family room with fireplace, dining beneath a pine ceiling, & a wet bar for effortless evenings. With 5 bedrooms & 3.5 baths thoughtfully placed throughout, there's balance between connection & retreat. The ensuite feels like a spa, with a soaker tub, custom shower, heated towel rack, & dual vanities. Upstairs laundry, a heated double garage, & extensive upgrades ground the artistry in comfort. Outside, a fenced yard & patio extend living into the open air. In Bulyea, near schools, trails, & the Whitemud Ravine, this home is ready for its next steward.

Built in 1987

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4458300    |
| Price    | \$1,100,000 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,803                  |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 715 Burley Drive |
| Area        | Edmonton         |
| Subdivision | Bulyea Heights   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6R 1W7          |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, No Smoking Home, Skylight, Vaulted Ceiling, Vinyl Windows, Wet Bar |
| Parking Spaces | 4                                                                                   |
| Parking        | Double Garage Attached, Heated, Insulated, Over Sized                               |

### Interior

|                   |                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                        |
| Fireplaces        | Wall Mount                                                                                                                                                                                                                 |
| Stories           | 2                                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                                                                                           |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Brick, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 27                   |
| 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 7:17am MDT