



## 320 BURTON Road Edmonton AB

\$675,000

WOW! This gem in Bulyea is the magical family home you've been waiting for! Offering over 3600sqft of living space with FOUR BEDROOMS UPSTAIRS, plus main floor den and finished bsmt on a HUGE PIE SHAPED LOT backing walking trails, beside the park! Layout of this home is perfect - main floor w/ formal living and dining room w/ SOARING CEILINGS. Sunny oak kitchen w/ breakfast nook & COZY FAMILY ROOM w/ gorgeous brick fireplace! Large main floor den, laundry room w/ sink and HUGE MUDROOM. Upstairs has 4 generous bedrooms incl. primary retreat w/ walk in closet & full ensuite. Newly finished bsmt is 95% complete w/ exercise area, massive REC ROOM, 5th bedroom, 4th bath, and loads of storage space. Backyard has large deck, shed & playhouse! PERFECTLY LOCATED beside the park, walk to TOP schools, mins to U of A, downtown & shopping. FRESHLY PAINTED & Professionally cleaned! Quick possession available - just move in and relax! THIS ONE IS A MUST SEE!

Listing Presented By:



Originally Listed by:  
YEGPro Realty

kira@kiraharrington.com  
<http://www.kiraharrington.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)