



Edmonton Alberta

\$689,900

Former Gannet SHOWHOME backing onto a gorgeous, private TREED WALKING PATH in sought-after Bulyea Heights! This beautifully maintained 1,682 sq. ft. bungalow offers VAULTED CEILINGS, CENTRAL A/C, GRANITE countertops, main-floor laundry, a spacious primary bedroom with a 4-piece ensuite, second bedroom, OFFICE/DEN, and another full bath. The original builder-developed basement features impressive 9-FOOT CEILINGS, BRAND NEW CARPET, two additional bedrooms, and a 4-piece bathroom. Built with continuous EPS foam insulation for OUTSTANDING ENERGY EFFICIENCY and year-round comfort. Updates include TRIPLE-PANE WINDOWS and front door (2021) + NEW PEX PLUMBING and frost-free exterior taps (2026). Enjoy an unbeatable location just steps from the brand-new 142 Street Pedestrian/Cyclist Bridge, providing direct access to Edmonton's incredible river valley trail system and just a few blocks from the scenic Whitemud Creek Ravine. A rare bungalow opportunity in one of Edmonton's premier neighbourhoods. (id:6769)

Bedroom 3 15'9 x 10'2

Bedroom 4 12'10 x 11'4

Recreation room 41'3 x 17'9

Living room 20'11 x 14'8

Dining room 12'8 x 11'10

Kitchen 16'2 x 9'11

Den 14'4 x 10'11

Primary Bedroom 13'10 x 12'1

Bedroom 2 11'9 x 11'1

Laundry room 8'10 x 6'4

Listing Presented By:



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