

## \$724,900 - 1007 Burns Close, Edmonton

MLS® #E4433555

**\$724,900**

5 Bedroom, 3.50 Bathroom, 2,490 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

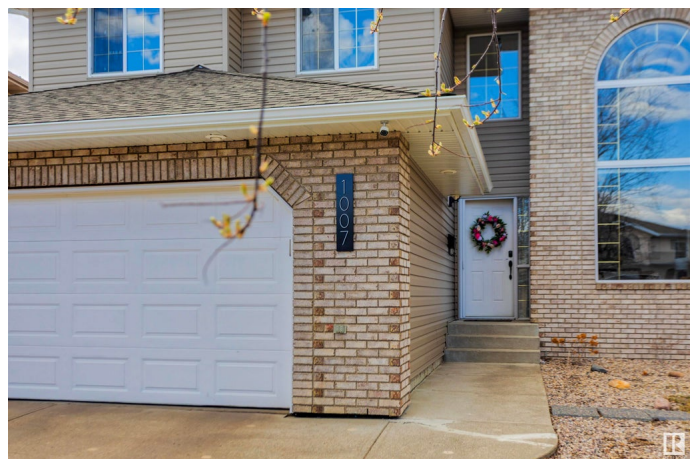
Tucked away on a quiet cul-de-sac in Bulyea Heights, this two-storey feels instantly like home. The open-concept layout is bright, airy, and inviting, with a crisp white kitchen, stainless steel appliances, a corner pantry, and an easy connection to the cozy living room with gas fireplace. Garden lovers will adore the sunny, SW-facing yard with raised garden boxes and plenty of space to relax, play, and entertain. With four plus one bedrooms and three and a half baths, including a dreamy five-piece ensuite, there's a room for everyone. The fully finished basement, featuring a second fireplace and stylish wet bar, adds space for movie nights and quiet evenings in. Solar panels bring energy efficiency and long-term savings. Everyday conveniences like main floor laundry, a front-drive double attached garage, and a private office on the main floor add to the comfort of daily life. Impeccably cared for, this is a home where the next chapter of your story is simply waiting to unfold.

Built in 1996

### Essential Information

MLS® # E4433555

Price \$724,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,490                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1007 Burns Close |
| Area        | Edmonton         |
| Subdivision | Bulyea Heights   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6R 2L1          |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Deck, Wet Bar, See Remarks |
| Parking   | Double Garage Attached     |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco, Vinyl                     |
| Exterior Features | Fenced, Flat Site, Landscaped, Shopping Nearby |

|              |                            |
|--------------|----------------------------|
| Roof         | Asphalt Shingles           |
| Construction | Wood, Brick, Stucco, Vinyl |
| Foundation   | Concrete Perimeter         |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Zoning         | Zone 14       |
| HOA Fees       | 157.5         |
| HOA Fees Freq. | Annually      |

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Listing information last updated on May 1st, 2025 at 7:02pm MDT