

# \$829,900 - 706 Burley Drive, Edmonton

MLS® #E4464612

## \$829,900

4 Bedroom, 4.00 Bathroom, 2,600 sqft  
Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

Welcome to the family-friendly and highly sought-after community of Bulyea Heights! This beautifully updated 2-storey home offers modern comfort and timeless charm. Enjoy a brand-new kitchen with upgraded appliances, new washroom countertops and toilets, and a partially finished basement awaiting your personal touch. Relax in the bright 3-season sunroom, bringing the outdoors in year-round. Mechanical updates include a newer furnace and hot water tank for peace of mind. Nestled on a quiet street just steps from schools, parks, and restaurants, with quick access to Whitemud Drive and the Anthony Henday, commuting is a breeze. Sitting on a large lot with an incredible backyard, this home truly has it all!

Built in 1987

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464612  |
| Price          | \$829,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,600     |
| Acres          | 0.00      |
| Year Built     | 1987      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 706 Burley Drive |
| Area        | Edmonton         |
| Subdivision | Bulyea Heights   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6R 1Y2          |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Patio |
| Parking   | Double Garage Attached                                                 |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                             |
| Fireplace         | Yes                                                                   |
| Fireplaces        | Brick Facing, Glass Door                                              |
| Stories           | 2                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Partially Finished                                              |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Brick, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                                  |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 3rd, 2025 |
|-------------|--------------------|

|                |          |
|----------------|----------|
| Days on Market | 7        |
| Zoning         | Zone 14  |
| HOA Fees       | 157.5    |
| HOA Fees Freq. | Annually |

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Listing information last updated on November 10th, 2025 at 7:32am MST