

## \$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

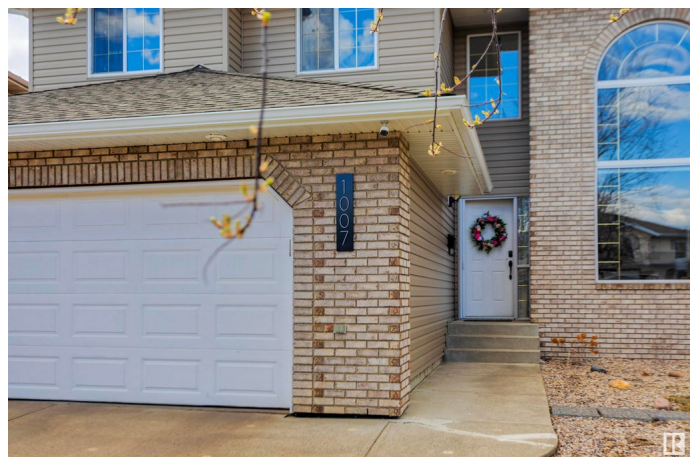
Tucked away on a quiet cul-de-sac in Bulyea Heights, this two-storey feels instantly like home. The open-concept layout is bright, airy, and inviting, with a crisp white kitchen, stainless steel appliances, a corner pantry, and an easy connection to the cozy living room with gas fireplace. Garden lovers 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
Days on Market	2
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 May 3rd, 2025 at 11:17am MDT