

\$633,800 - 312 Buchanan Way, Edmonton

MLS® #E4461599

\$633,800

4 Bedroom, 3.50 Bathroom, 2,020 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

THIS IS THE HOME YOU HAVE BEEN WAITING FOR! In the desired community of Brookview, this OUTSTANDING 3+1 Bed. home with a Finished Basement provides over 2,700 sf. of coveted family living. In a quiet cul-de-sac, this "original owner" home has been extremely well maintained & upgraded. The home features an open plan with a GREAT Kitchen, a Spacious Family Room, and a LARGE Living Room/Dining Room with vaulted ceilings that create a feeling of space! Recent UPGRADES include Kitchen Cabinets, Granite Counters, Carbon Appliances, Engineered Hardwood, plus a new Gas Fireplace & Mantle in the Family Room. Upstairs highlights include UPGRADED flooring, & a HUGE master with a Luxury Ensuite that provides 2 vanities and a Custom walk-in shower! The lower level features a 4th bedroom, a STEAM SHOWER, a Rec. Room with fireplace and a newer Furnace, Water Tank, Sump, and A/C unit all in 2014. The LARGE West facing yard offers a Big Deck, 2-gas lines, Capped windows, a Dog Run & In-Ground Sprinklers. THIS IS THE ONE!



Built in 1990

Essential Information

MLS® # E4461599

Price \$633,800

Lease Rate	\$17
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,020
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	312 Buchanan Way
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2B4

Amenities

Amenities	Air Conditioner, Deck, Dog Run-Fenced In, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Ski Hill Nearby
Lot Description	696 m2
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 9th, 2025
Days on Market	6
Zoning	Zone 14
HOA Fees	160
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 October 15th, 2025 at 2:18pm MDT