

Courtesy Of Tyler J Ellis Of Real Broker

## **\$599,900 - 949 Burrows Crescent, Edmonton**

---

MLS® #E4427107

**\$599,900**

5 Bedroom, 3.00 Bathroom, 1,564 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

Pride of ownership is evident in this stunning bilevel in Bulyea Heights. This one-owner home offers a functional open floor plan with a main-level bedroom and a den that can double as a bedroom. The kitchen and dining areas feature beautiful site-finished hardwood, and the living room includes a gas fireplace surrounded by windows. The main bedroom boasts an ensuite with both a shower and tub. The fully developed basement includes a spacious family room with a gas fireplace, two additional bedrooms, and a 4-piece bath. Enjoy a private backyard with a large deck and no neighbours behind. Conveniently, there's a basement entrance from the garage. Updates include a newer furnace, central A/C, hot water tank, and front/back doors. This move-in-ready home is perfect for comfortable living in a peaceful neighbourhood!



Built in 1995

### **Essential Information**

MLS® #	E4427107
Price	\$599,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,564
Acres	0.00

Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	949 Burrows Crescent
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2L3

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 23rd, 2025
Days on Market	15
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 April 7th, 2025 at 2:32pm MDT