

Courtesy Of Christy I Van Dyke Of Local Real Estate

\$789,000 - 521 Butterworth Way, Edmonton

MLS® #E4427595

\$789,000

4 Bedroom, 3.50 Bathroom, 2,162 sqft
Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

Welcome to this beautifully maintained 4 bedroom & 4 bathroom + den, 4 level split, where charm & functionality meet in a perfect blend. Located in a peaceful neighborhood of Bulyea Heights, this home offers a bright, open atmosphere with an abundance of natural light streaming through large windows on every floor. The 16' vaulted ceilings give the space a grand airy feel that's both inviting & comfortable. Meticulously cared for, this home is in impeccable condition, allowing you to move in with complete peace of mind. Each floor has been thoughtfully designed to maximize space & flow, making it ideal for family living & entertaining. Major renovations completed in 2017 include an entire kitchen remodel, all 4 bathrooms, stone fireplace surround, ceramic tile floors & paint. Whether you're relaxing in the cozy spaces or enjoying the gorgeous outdoor area, you'll feel right at home. This home is a true standout with everything you need & more. See more features, sheet attached.

Built in 1995

Essential Information

MLS® #	E4427595
Price	\$789,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,162
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	521 Butterworth Way
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2G8

Amenities

Amenities	Deck, Front Porch, No Smoking Home, Patio, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Microwave, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Masonry, Stone Facing
Stories	4
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Cross Fenced, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	George H.Luck Elementary
Middle	Riverbend Junior High
High	Strathcona High S

Additional Information

Date Listed	March 26th, 2025
Days on Market	9
Zoning	Zone 14
HOA Fees	157.5
HOA Fees Freq.	Annually

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