

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 | 8 |
| Zoning | Zone 14 |
| HOA Fees | 157.5 |
| HOA Fees Freq. | Annually |

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Listing information last updated on April 3rd, 2025 at 2:32pm MDT