

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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Listing information last updated on April 4th, 2025 at 5:47pm MDT