

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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