

## **\$930,000 - 657 Butchart Wynd, Edmonton**

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MLS® #E4428753

**\$930,000**

5 Bedroom, 3.50 Bathroom, 2,114 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

Sensational Restoration in one of the most BEAUTIFUL pockets of Bulyea Heights! Renovated from Top to Bottom with durable and classic finishes - this home features open sight-lines throughout the entire main floor and into the SUNNY WEST EXPOSURE! Spacious and Special Kitchen is the heart of this home with a custom designed island offering tons of seating and countertop and cabinet space for days! Two living rooms on the main floor - front room with vaulted ceilings and sunken livingroom with wood burning fireplace and access to the backyard. Dream Mudroom in the garage entrance with great storage. Upper level hosts FOUR generous sized bedrooms including the Primary Suite with walk-in closet and ensuite with dual vanity and walk-in shower. Basement is fully finished with REC ROOM, bedroom, bathroom and STORAGE. LARGE PRIVATE SUNNY BACKYARD, your own OASIS! Family Friendly at it's FINEST - Steps to the ravine, parks, tennis courts and access to the best schools Edmonton has to offer!



Built in 1987

### **Essential Information**

MLS® #                    E4428753

Price                        \$930,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,114                  |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 657 Butchart Wynd |
| Area        | Edmonton          |
| Subdivision | Bulyea Heights    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 1R2           |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                                 |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert, Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|          |             |
|----------|-------------|
| Exterior | Wood, Brick |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot |
| Lot Description   | 49'X115'   |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | GEORGE H LUCK |
| Middle     | RIVERBEND     |
| High       | STRATHCONA    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 14         |
| HOA Fees       | 157.5           |
| HOA Fees Freq. | Annually        |

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Listing information last updated on April 10th, 2025 at 9:02pm MDT