

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

---

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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 10th, 2025 at 7:17pm MDT