

## **\$838,800 - 554 Butterworth Way, Edmonton**

MLS® #E4441909

**\$838,800**

4 Bedroom, 4.00 Bathroom, 2,238 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

Absolutely STUNNING Family home on BUTTERWORTH!! Prepare to be graciously welcomed by a front living room with a DRAMATIC 2 storey vault and SUNNY SOUTH FACING WINDOW. Fully RENOVATED - Watch the kids play from the kitchen sink - Updated Kitchen features full height cabinetry, quartz countertops with a functional G shape layout, new appliances and eating bar. Kitchen/Dining/Family room along the back of the house with great access to the private backyard. Family room with custom feature wall, beautiful storage display cabinet and fireplace. MAIN FLOOR BEDROOM BED and FULL BATH. BRAND NEW VINYL PLANK FLOORING throughout the entire house, Upper level with Posh Primary Suite, Walk-In Closet and New Ensuite. Basement with 9 FOOT CEILINGS and Generous Windows, Perfect for a Gym! \*AIR CONDITIONED and NO POLY-B PLUMBING\* Fantastic Opportunity with the Best Schools, Parks, And Access to Edmonton's Trail System - Immediate Possession Available to get the kids settled in for the Summer before School Starts!

Built in 1996

### **Essential Information**

MLS® #

E4441909



|                |                        |
|----------------|------------------------|
| Price          | \$838,800              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,238                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 554 Butterworth Way |
| Area        | Edmonton            |
| Subdivision | Bulyea Heights      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 2N4             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., No Smoking Home, Vaulted Ceiling |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |   |
|-------------------|---|
| Exterior Features | Backs Onto Park/Trees, Fenced, No Back Lane, Schools, Shopping Nearby |
| Lot Description   | 50'x142'  |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **School Information**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 14         |
| HOA Fees       | 157.5           |
| HOA Fees Freq. | Annually        |

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Listing information last updated on June 16th, 2025 at 9:47pm MDT