

\$1,250,000 - #2 735 Butterworth Dr Nw, Edmonton

MLS® #E4441152

\$1,250,000

3 Bedroom, 3.00 Bathroom, 2,924 sqft

Single Family on 0.16 Acres

Bulyea Heights, Edmonton, Alberta

Exclusive and private executive Brass III built walkout duplex backing onto the Whitemud Creek Ravine and walking trails leading to river valley. GORGEOUS FOREST VIEWS FROM ALL WINDOWS! Amazing layout! Only 4 impeccable units. The YEARLY condo fee is 4500. and they are self managed. Windows washed yearly in & out, lawn and snow removal, HOA included in the fee. Huge private lot. 2 year old roof and new 6 eaves. Total reno in 2011 includes a Hart chef's kitchen and California Closets. Huge windows offer amazing natural light from every room. Walkout lower level has a great guest suite with access to a beautifully landscaped yard backing on the ravine. Super main floor family room with bar, large bedroom and full bath. Huge master suite w/loft overlooking the ravine. Lower level has large bedroom with ensuite and family room with walkout to back yard and ravine. Awesome laundry room, cold room. New roof, eaves and hot water tank 2 years ago, new furnace Jan. 2025. Beautiful architecture! (id:6289)

Built in 1999

Essential Information

Listing #	E4441152
Price	\$1,250,000
Bedrooms	3
Bathrooms	3.00



Square Footage	2,924
Acres	0.16
Year Built	1999
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	#2 735 Butterworth Dr Nw
Subdivision	Bulyea Heights
City	Edmonton
Province	Alberta
Postal Code	T6R2M7

Amenities

Amenities	Park
Features	Cul-de-sac, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Alarm System, Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Refrigerator, Stove, Washer, Water softener, Window Coverings, Wine Fridge
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas
# of Stories	2
Has Basement	Yes
Basement	Walk out

Listing Details

Listing Office	Royal LePage Noralta Real Estate
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