

\$1,095,000 - 640 Butchart Wynd, Edmonton

MLS® #E4432328

\$1,095,000

3 Bedroom, 2.50 Bathroom, 3,167 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

This contemporary 3166 sq.ft., 2-story home, sits on a 675 sq.m. lot in a quiet location backing the Whitemud Ravine. The home has been fully renovated with new insulation, drywall, windows, shingles, plumbing, electrical and more! As you enter, you are greeted with a bright-open floor plan, vaulted ceilings, natural light, engineered hardwood & impressive finishing/lighting. The kitchen features dark cabinetry, quartz, large island & high-end appliances including: gas cooktop; Miele built-in coffee maker with water; Miele steam oven; & urban cultivator. The living & dining rooms have great views, with easy access out to the deck leading to a fully-landscaped & fenced yard with u/g sprinkler system. The main floor primary suite is impressive, with a walk-in closet & a custom ensuite complete with tiled shower/floors, soaker tub & cabinetry with storage. Other upgrades include: A/C, water purification system; new furnaces & h/w tank; Sonos system; Clear Home App; Security; & a f/f double attached garage.

Built in 1987

Essential Information

| | |
|--------|-------------|
| MLS® # | E4432328 |
| Price | \$1,095,000 |



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 3,167 |
| Acres | 0.00 |
| Year Built | 1987 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 640 Butchart Wynd |
| Area | Edmonton |
| Subdivision | Bulyea Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 1R3 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Deck, Exterior Walls- 2"x6", See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, See Remarks, Oven Built-In-Two |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-----------------------------|
| Elementary | George Luck/Arch McNeil |
| Middle | Vernon Bradford/Arch McNeil |
| High | Lillian Osborne/JH Picard |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 23rd, 2025 |
| Days on Market | 2 |
| Zoning | Zone 14 |

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 25th, 2025 at 7:32pm MDT