

## \$998,000 - 633 Butterworth Wynd, Edmonton

MLS® #E4457445

**\$998,000**

4 Bedroom, 3.50 Bathroom, 2,802 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

Dream location with 3 levels of large south-facing windows backing onto a beautiful park-like setting with ravine trails & quick access to Whitemud & Terwillegar Dr. This stunning 2-storey with walkout basement features soaring 18'™ ceilings in the great room, oversized windows & an open-concept layout perfect for entertaining. Kitchen includes premium Bosch fridge, bar fridge, coffee station, oven, microwave & dishwasher, plus a spacious eating area beside patio doors opening onto a large glass-enclosed deck. Main floor also offers a formal dining room & office. Upstairs features the luxurious master suite overlooking the park, spa-like ensuite with freestanding tub, extra-large vanity & separate shower, plus 2 extra bedrooms & music/library space. Walkout basement includes a full-width family room with views of the fenced yard & the park, a bedroom, bathroom & food-prep area. This non-smoking, pet-free & exceptionally maintained home offers privacy, elegance & easy downtown access in an ideal location.

Built in 1992

### Essential Information

MLS® # E4457445

Price \$998,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,802                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 633 Butterworth Wynd |
| Area        | Edmonton             |
| Subdivision | Bulyea Heights       |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 2H8              |

### Amenities

|                |                                                                                                                                                                                                                                                                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls-2"x6", Hot Water Natural Gas, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Parking-Plug-Ins, Patio, Smart/Program. Thermostat, Security Window Bars, Sprinkler Sys-Underground, Vinyl Windows, Walkout Basement, Wet Bar, Wood Windows, Vacuum System-Roughed-In |
| Parking Spaces | 4                                                                                                                                                                                                                                                                                                                                                                         |
| Parking        | Double Garage Attached                                                                                                                                                                                                                                                                                                                                                    |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                                     |
| Fireplace         | Yes                                                                                                                                           |
| Fireplaces        | Mantel                                                                                                                                        |
| Stories           | 3                                                                                                                                             |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

**Exterior**

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                 |
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Cedar Shakes                                                                                                                 |
| Construction      | Wood, Stucco                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                           |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 11                   |
| Zoning         | Zone 14              |
| HOA Fees       | 150                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on September 23rd, 2025 at 9:47am MDT