

## \$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	6
Zoning	Zone 14

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