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

MLS® #E4441909

### \$838,800

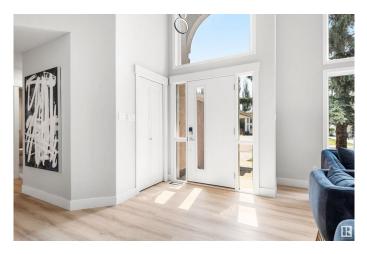
4 Bedroom, 4.00 Bathroom, 2,238 sqft Single Family on 0.00 Acres

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

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Price	\$838,800			
Bedrooms	4			
Bathrooms	4.00			
Full Baths	4			
Square Footage	2,238			
Acres	0.00			
Year Built	1996			
Туре	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			
Appliances	Refrigerator, Stove-Electric, Washer			
Heating	Forced Air-1, Natural Gas			
Fireplace	Yes			
Fireplaces	Insert			
Stories	3			
Has Basement	Yes			
Basement	Full, Finished			
Exterior				

Fan,

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	3
Zoning	Zone 14
HOA Fees	157.5
HOA Fees Freq.	Annually

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Listing information last updated on June 15th, 2025 at 9:02am MDT