

# **\$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 | 7                |
| Zoning         | Zone 14          |

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Listing information last updated on April 30th, 2025 at 6:47am MDT