

\$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 4
Zoning Zone 14
HOA Fees 150
HOA Fees Freq. Annually

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