

# **\$1,088,800 - 639 Butchart Wynd, Edmonton**

MLS® #E4442089

**\$1,088,800**

5 Bedroom, 3.50 Bathroom, 2,709 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

Absolutely SENSATIONAL Riverbend Family Home - this one checks all the boxes! Keyhole Cul-de-sac location, at just over 2700 square feet, 4 BEDROOMS UP with a MAIN FLOOR DEN. Picture Perfect inside and out, this AIR CONDITIONED home offers new hardwood on the main and upper levels, spacious front livingroom and large family room at the back. The Kitchen is LARGE AND IN CHARGE - Fantastic Functional layout with tons of cabinets and countertop space. OPEN sight-lines everywhere and an EAT-IN Kitchen make this an Entertainers Dream Home! Upper Level with a "Bonus/Media Room", 4 GENEROUS Bedrooms, Including the Large Primary Suite with Dreamy Ensuite and Great Closet Space. Basement is fully Developed and ready for some fun - Huge Useable and PRIVATE PIE LOT with custom built shed. Move in and make your memories hosting gatherings and parties - this one is SPECIAL! Access to the very best SCHOOLS, PARKS, and TRAILS that Edmonton has to offer! Just move on in!

Built in 1987

## **Essential Information**

MLS® #	E4442089
Price	\$1,088,800



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,709
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	639 Butchart Wynd
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1R4

### Amenities

Amenities	Deck, No Smoking Home
Parking Spaces	6
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Wine/Beverage Cooler, Oven Built-In-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Landscaped, Schools, Shopping Nearby
Lot Description	37'x150'
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	GEORGE H LUCK
Middle	RIVERBEND
High	STRATHCONA

### Additional Information

Date Listed	June 12th, 2025
Days on Market	5
Zoning	Zone 14
HOA Fees	157.5
HOA Fees Freq.	Annually

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