

# **\$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 | 2               |
| Zoning         | Zone 14         |
| HOA Fees       | 157.5           |
| HOA Fees Freq. | Annually        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 14th, 2025 at 9:17pm MDT