

## \$800,000 - 554 Butterworth Way, Edmonton

MLS® #E4441909

**\$800,000**

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



Price	\$800,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,238
Acres	0.00
Year Built	1996
Type	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 Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

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	21
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 July 3rd, 2025 at 6:32am MDT