

\$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	8
Zoning	Zone 14

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 May 1st, 2025 at 1:32pm MDT