

# \$1,288,000 - 732 Butterworth Drive, Edmonton

MLS® #E4434496

**\$1,288,000**

5 Bedroom, 3.50 Bathroom, 3,538 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

Welcome to your dream home—an extraordinary property offering over 5,000 sq ft of elegant living space in one of Edmonton's most coveted locations. Perfectly positioned across from the stunning Whitemud Creek Ravine, this home is a rare opportunity to experience nature and luxury side by side. Step inside to discover a meticulous home with 5 spacious bedrooms, a versatile den, and 4 bathrooms, this home is built for both grand entertaining and serene everyday living. The heart of the home flows seamlessly into a luxuriously landscaped backyard oasis, backing onto a serene dry pond that adds a layer of tranquility and privacy to your outdoor space. Whether hosting gatherings or enjoying quiet evenings, your backyard is a private retreat like no other. A triple garage provides ample space for vehicles and storage, while the unbeatable location places you moments from top-tier schools, shopping, dining, and recreation. From sunrise river walks to sunset backyard gatherings, this home truly has it all.

Built in 2002

## Essential Information

MLS® #	E4434496
Price	\$1,288,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,538
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	732 Butterworth Drive
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2M7

### Amenities

Amenities	Air Conditioner, Bar, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, No Smoking Home, Wet Bar, 9 ft. Basement Ceiling
Parking	Triple Garage Attached, EV Charging Station

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Ravine View, River

	Valley View
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Slab

### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	2
Zoning	Zone 14
HOA Fees	150
HOA Fees Freq.	Annually

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