# \$1,250,000 - 2 735 Butterworth Drive, Edmonton

MLS® #E4441152

## \$1,250,000

3 Bedroom, 3.00 Bathroom, 2,924 sqft Condo / Townhouse on 0.00 Acres

Bulyea Heights, Edmonton, AB

Exclusive and private executive Brass III built walkout duplex backing onto the Whitemud Creek Ravine and walking trails leading to river valley. GORGEOUS FOREST VIEWS FROM ALL WINDOWS! Amazing layout! Only 4 impeccable units. The YEARLY condo fee is 4500. and they are self managed. Windows washed yearly in & out, lawn and snow removal, HOA included in the fee. Huge private lot. 2 year old roof and new 6" eaves. Total reno in 2011 includes a Hart chef's kitchen and California Closets. Huge windows offer amazing natural light from every room. Walkout lower level has a great guest suite with access to a beautifully landscaped yard backing on the ravine. Super main floor family room with bar, large bedroom and full bath. Huge master suite w/loft overlooking the ravine. Lower level has large bedroom with ensuite and family room with walkout to back yard and ravine. Awesome laundry room, cold room. New roof, eaves and hot water tank 2 years ago, new furnace Jan. 2025. Beautiful architecture!







Built in 1999

## **Essential Information**

MLS® # E4441152 Price \$1,250,000 Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 2,924

Acres 0.00

Year Built 1999

Type Condo / Townhouse

Sub-Type Half Duplex

Style 2 Storey

Status Active

## **Community Information**

Address 2 735 Butterworth Drive

Area Edmonton

Subdivision Bulyea Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T6R 2M7

### **Amenities**

Amenities No Smoking Home, Walkout Basement

Parking Spaces 4

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Countertop Gas, Washer, Water Softener, Window Coverings, Wine/Beverage

Cooler, Oven Built-In-Two, Garage Heater, Wet Bar

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Corner

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Stucco

Exterior Features Backs Onto Park/Trees, Cul-De-Sac, Fenced

Roof Asphalt Shingles

Construction Wood, Brick, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 6th, 2025

Days on Market 145

Zoning Zone 14

HOA Fees 130

HOA Fees Freq. Annually

Condo Fee \$4,500

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