

## \$1,350,000 - 2 735 Butterworth Drive, Edmonton

MLS® #E4441152

**\$1,350,000**

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! Only 4 impeccable units. The YEARLY condo fee is 4500. and they are self managed. Windows washed yearly, 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. Cozy upper loft. Huge master suite 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.

Built in 1999

### Essential Information

MLS® #	E4441152
Price	\$1,350,000
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
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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	44
Zoning	Zone 14
HOA Fees	130
HOA Fees Freq.	Annually
Condo Fee	\$4,500

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Listing information last updated on July 20th, 2025 at 4:47pm MDT