

## **\$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! Amazing layout! 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
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	66
Zoning	Zone 14
HOA Fees	130
HOA Fees Freq.	Annually
Condo Fee	\$4,500

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 August 11th, 2025 at 9:17pm MDT