

## **\$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 | 58             |
| Zoning         | Zone 14        |
| HOA Fees       | 130            |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$4,500        |

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Listing information last updated on August 3rd, 2025 at 7:17pm MDT