

## \$799,000 - 424 Butchart Drive, Edmonton

MLS® #E4448276

**\$799,000**

4 Bedroom, 2.50 Bathroom, 1,841 sqft

Single Family on 0.00 Acres

Bulyea Heights, Edmonton, AB

This is your opportunity to own a rare and remarkable home that will be the envy of many! Located in the sought-after community of Bulyea Heights, this home has been meticulously maintained, fully renovated over the years, and features a functional floor plan ideal for a variety of families. Get readyâ€”FULL WALKOUT BASEMENT with floor-to-ceiling windows and over 3,198 sq/ft of total living space. The lower level boasts a stunning stone fireplace mantle thatâ€™s sure to impress. You'll find 3 spacious bedrooms up and 1 down, open-to-below living space, a gorgeous new kitchen and bathrooms, hardwood floors, and ceramic tile throughout. Major upgrades: roof (2013), all new triple-pane windows (2018), skylight (2025), high-efficiency furnaces (2009 & 2011), and HWT (2016). Enjoy the new COMPOSITE deckâ€”perfect for entertaining. Nestled in a quiet keyhole location, this home is just steps from schools, parks, and shopping. The perfect blend of comfort, style, and location - do not blink on this opportunity!

Built in 1987

### Essential Information

MLS® # E4448276

Price \$799,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,841
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	424 Butchart Drive
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1R1

### Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Concrete, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Concrete, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	5
Zoning	Zone 14
HOA Fees	149
HOA Fees Freq.	Annually

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 July 21st, 2025 at 11:47pm MDT