

## \$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 | 31              |
| Zoning         | Zone 14         |
| HOA Fees       | 149             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 17th, 2025 at 1:17am MDT