

## \$589,800 - 13 577 Butterworth Way, Edmonton

MLS® #E4442921

**\$589,800**

4 Bedroom, 3.50 Bathroom, 2,160 sqft

Condo / Townhouse on 0.00 Acres

Bulyea Heights, Edmonton, AB

Welcome to Ravine Pointe and this stunning walk-out property offering over 2,160 sq ft plus a finished basement. Exceptional location backing Whitemud Ravine. Enter the home to a spacious tiled foyer leading into a formal dining area with elegant wainscoting. The main floor has soaring vaulted ceilings and is filled with natural light. The kitchen includes a central island and eating bar, providing ample prep space. A gas fireplace anchors the living room. The main floor also features the primary bedroom with a generous ensuite, soaker tub, and walk-in closet. A stylish 2-piece bath and laundry room complete this level. Upstairs offers a second bedroom, an airy loft space, and a versatile flex room. The basement includes a rec room that opens to a covered deck surrounded by nature, plus a massive storage room and two more bedrooms. An oversized garage and unique driveway with extra parking add to the appeal. Exceptional value in a truly special home.

Built in 2002

### Essential Information

MLS® #	E4442921
Price	\$589,800
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,160
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	13 577 Butterworth Way
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2Y2

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Parking-Extra, Vaulted Ceiling, Vinyl Windows, Walkout Basement
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Hillside, Landscaped, Playground Nearby,

Ravine View, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	6
Zoning	Zone 14
HOA Fees	150
HOA Fees Freq.	Annually
Condo Fee	\$604

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