

\$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 | 20 |
| Zoning | Zone 14 |
| HOA Fees | 150 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$604 |

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Listing information last updated on July 8th, 2025 at 9:47am MDT