

\$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	17
Zoning	Zone 14
HOA Fees	150
HOA Fees Freq.	Annually
Condo Fee	\$604

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 5th, 2025 at 6:47pm MDT