

## **\$1,950,000 - 473 Heffernan Drive, Edmonton**

MLS® #E4431670

**\$1,950,000**

6 Bedroom, 6.00 Bathroom, 4,717 sqft

Single Family on 0.00 Acres

Henderson Estates, Edmonton, AB

FACING THE RIVER VALLEY ON HEFFERNAN DRIVE; ONE OF THE MOST SOUGHT AFTER STREETS IN RIVERBEND! Immaculate ORIGINAL OWNER MANAGEN BUILT home with over 6800 sqft of living space (4700 above grade), 6 bedrooms (5 on upper level), & 7 bathrooms. The main floor offers a stunning vaulted living room, expansive kitchen & dining room, large office & a THEATRE ROOM (no need to trudge downstairs for family movie night!). Upper level has 5 large bedrooms including the expansive primary with view of the River Valley. Basement with cozy IN-FLOOR HEAT provides a large rec-room, 6th bedroom (with ensuite), massive gym (with separate entrance to backyard), & 5-piece bath with steam shower! OVERSIZED HEATED TRIPLE GARAGE (42ft x 23ft) with plenty of extra parking space on driveway & front street as well. This home was built with family in mind. It is the perfect setup to put down roots in a beautiful river valley community, with space and flexibility to accommodate all your family's needs over time. Come check it out!

Built in 2000

### **Essential Information**

MLS® #	E4431670
Price	\$1,950,000



Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	2
Square Footage	4,717
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	473 Heffernan Drive
Area	Edmonton
Subdivision	Henderson Estates
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2X1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Exercise Room, No Smoking Home, Vaulted Ceiling, 9 ft. Basement Ceiling
Parking	Heated, Over Sized, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Oven Built-In-Two, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Private Setting, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby
Roof	Clay Tile
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	71
Zoning	Zone 14
HOA Fees	250
HOA Fees Freq.	Annually

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