# \$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!

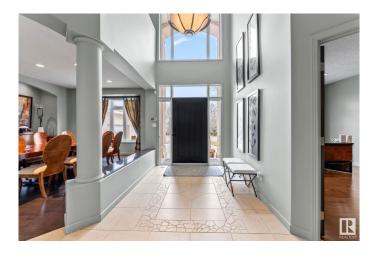
Built in 2000

#### **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 24

Zoning Zone 14

HOA Fees 250

HOA Fees Freq. Annually

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 May 12th, 2025 at 4:33pm MDT