

## **\$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

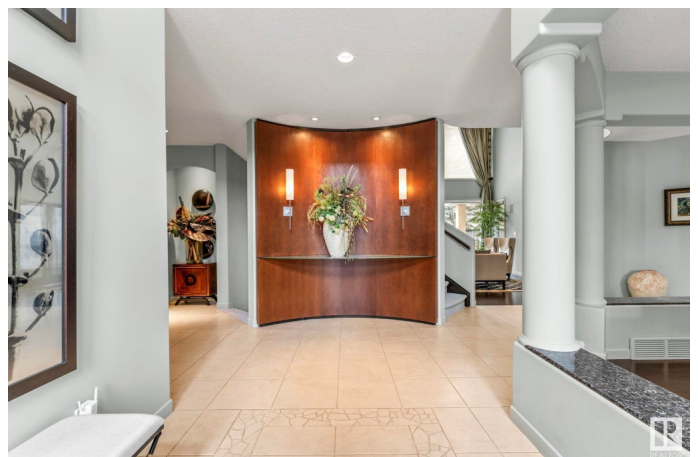
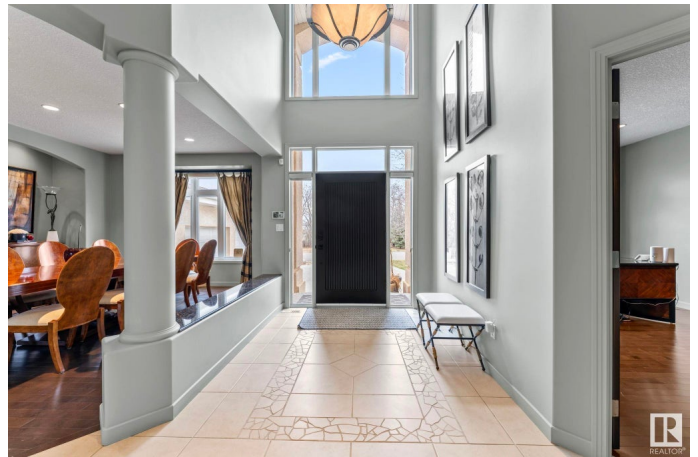
Henderson Estates, Edmonton, AB

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 | 60               |
| Zoning         | Zone 14          |
| HOA Fees       | 250              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on June 17th, 2025 at 1:32am MDT