

\$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

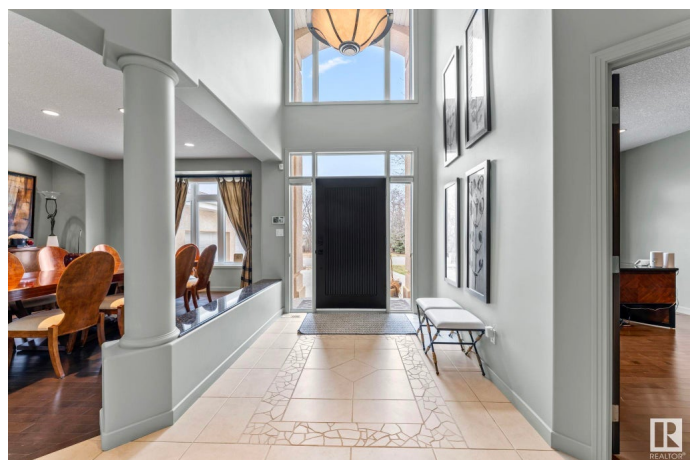
Henderson Estates, Edmonton, AB

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 2:17am MDT