

## \$723,000 - 803 Hepburn Avenue, Edmonton

MLS® #E4427745

**\$723,000**

3 Bedroom, 3.50 Bathroom, 2,670 sqft

Single Family on 0.00 Acres

Henderson Estates, Edmonton, AB

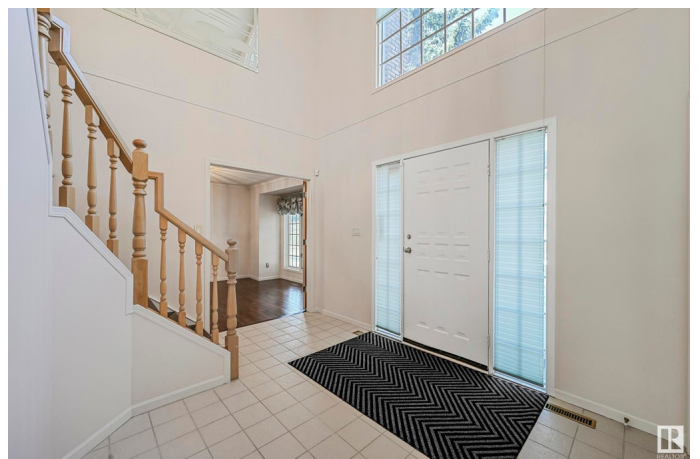
A great family home nestled on a corner lot in Henderson Estates, directly siding Henderson Park. Steps to ravine, Terwillegar Park & within catchment of 8 schools. Approx 3700sf of total living space in a traditional floorplan with plenty of space for recreation. 3 bedrooms, 4 bathrooms & 5 living areas. A 17' foyer & curved staircase welcomes you through a spacious layout. Main floor highlights a great room, formal dining room (easily converts to a home office) & sunken family room. Bright kitchen with plenty of cabinets & a breakfast nook with direct access to a sunny west backing yard & tiered deck for summer bbqs. Powder room & access to double attached garage complete this level. Upper bonus room for family movie nights, 3 spacious bedrooms on this level, including an oversized 560sf primary suite which will accommodate any furniture arrangement & is complete w/a dressing room & 5pc ensuite. Lower level provides multiple entertaining/games areas, wetbar, 3pc bathroom & an abundance of storage space.

Built in 1987

### Essential Information

MLS® # E4427745

Price \$723,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,670                  |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 803 Hepburn Avenue |
| Area        | Edmonton           |
| Subdivision | Henderson Estates  |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 1S8            |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Closet Organizers, Deck, No Animal Home, No Smoking Home, Patio |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Stone Facing   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Corner Lot, Fenced, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Cedar Shakes  |
| Construction      | Wood, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Earl Buxton/St Mary        |
| Middle     | Riverbend/Arch Josheph Mac |
| High       | Lillian Osborne/Mother M M |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 14          |

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Listing information last updated on April 4th, 2025 at 7:02am MDT