

\$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	13
Zoning	Zone 14

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