

## \$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

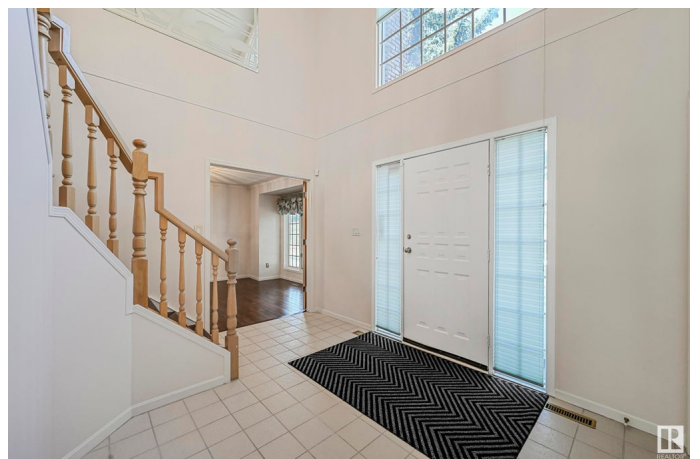
A great family home nestled on a corner lot in Henderson Estates, directly siding Henderson Park. Steps to ravine, Terwillegar Park & within catchment of 8 schools. Approx 3700sf of total living space in a traditional floorplan with plenty of space for recreation. 3 bedrooms, 4 bathrooms & 5 living areas. 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

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 April 4th, 2025 at 8:02am MDT