

## \$650,000 - 387 Heath Road, Edmonton

MLS® #E4444519

**\$650,000**

4 Bedroom, 3.50 Bathroom, 2,155 sqft

Single Family on 0.00 Acres

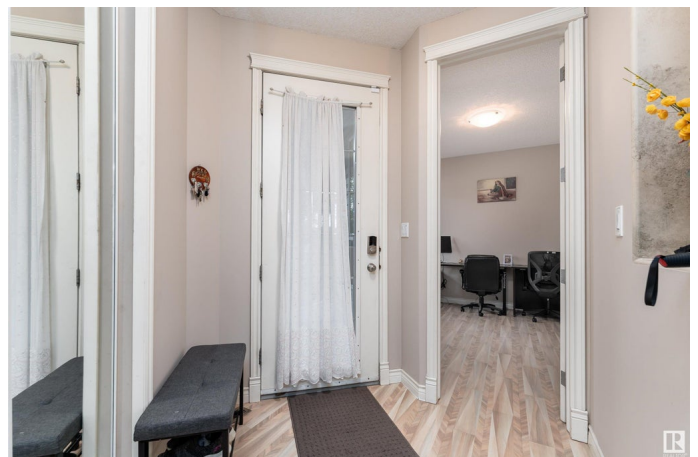
Haddow, Edmonton, AB

Welcome to the desirable Riverbend community of Haddow! This spacious 2-storey home offers over 2800 sqft of living space with 4 bedrooms + bonus room, 3.5 baths, and thoughtful upgrades throughout. The main floor features 9 ft doors, newer carpet, built-in speakers, fresh paint, a den (or 5th bedroom), bright living room with deck access, and an open-concept kitchen with a full spice kitchen—ideal for entertaining. Upstairs boasts a large bonus room with French doors, a primary suite with 5-pc ensuite and walk-in closet, plus 2 more bedrooms and a 4-pc bath. The finished basement includes a rec room, 4th bedroom, full bath, and home theatre potential. Backing onto a beautiful greenspace and minutes from schools, parks, the Terwillegar Rec Centre, and River Valley. Updates include HWT (2024), deck (2023), dishwasher, washer, carpet, and toilets.

Built in 1999

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444519  |
| Price      | \$650,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,155                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 387 Heath Road |
| Area        | Edmonton       |
| Subdivision | Haddow         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6R 2T8        |

### Amenities

|           |                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Skylight, Vaulted Ceiling |
| Parking   | Double Garage Attached, Insulated                                                                      |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Washer - Energy Star, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Fireplace         | Yes                                                                                  |
| Fireplaces        | Tile Surround                                                                        |
| Stories           | 3                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Finished                                                                       |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Concrete, Asphalt                                       |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane |
| Roof              | Asphalt Shingles                                        |
| Construction      | Concrete, Asphalt                                       |
| Foundation        | Concrete Perimeter                                      |

**Additional Information**

Date Listed                June 26th, 2025  
Days on Market        2  
Zoning                    Zone 14

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Listing information last updated on June 28th, 2025 at 4:32am MDT