

## \$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, Over Sized

### **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        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 July 4th, 2025 at 8:02am MDT