

## \$740,000 - 329 Heath Road, Edmonton

MLS® #E4434293

**\$740,000**

5 Bedroom, 3.50 Bathroom, 2,404 sqft

Single Family on 0.00 Acres

Haddow, Edmonton, AB

Nestled in the desirable community of Haddow just a couple of blocks away from the River and Park area this absolutely stunning recently upgraded 4+1 bedroom + den custom built 2 story home shows like a dream! As you enter this home you are greeted by soaring ceilings and natural light! Excellent layout-great for entertaining! Stunning brand new white kitchen with marble quartz countertops and stylish backsplash. The lovely nook overlooks the beautiful back yard. Gas fireplace w/ new custom built wall unit in the family room. Main floor office/den & shower. 4 bedrooms & loft space upstairs. Huge master bedroom w/5 pce ensuite and walk-in closet. Updated bathrooms with new white cabinets and quartz marble countertops. Fresh paint and impressive wainscoting detail. Fully finished basement with bedroom, entertainment room, wet bar, bathroom, laundry, and utility room. Furnace & HWT replaced in 2012. Close to the A. Henday & Terwillegar Rec centre. Pride of ownership is evident throughout!

Built in 2000

### Essential Information

MLS® # E4434293

Price \$740,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 2                      |
| Half Baths     | 3                      |
| Square Footage | 2,404                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 329 Heath Road |
| Area        | Edmonton       |
| Subdivision | Haddow         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6R 2X4        |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Exterior Walls- 2"x6", Vaulted Ceiling, Vinyl Windows, Wet Bar |
| Parking Spaces | 4                                                                                               |
| Parking        | Double Garage Attached, Insulated, Over Sized                                                   |

### Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                    |
| Fireplaces        | Mantel                                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                         |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                    |
| Exterior Features | Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Brick, Vinyl                                                                                    |
| Foundation        | Concrete Perimeter                                                                                    |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 168           |
| Zoning         | Zone 14       |

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