

## **\$949,000 - 1429 Herring-cooper Way, Edmonton**

MLS® #E4435435

**\$949,000**

5 Bedroom, 3.50 Bathroom, 3,257 sqft

Single Family on 0.00 Acres

Henderson Estates, Edmonton, AB

Custom designed, former award winning Gable Showhome, boasts stunning French Chateau inspired design, a perfect blend of elegance & comfort. Outstanding millwork, throughout. The exquisite spiral staircase greets you as you enter the foyer. Formal living room & dining room, plus main floor office, & family room. Special TV/sun room just off the kitchen. The gourmet kitchen. the quartz counters spacious, bright eating nook & family room with custom stone mantle/fireplace make this area special. The upper floor has 4 very large bedrooms, plus a beautiful library with front facing balcony to enjoy your morning coffee. A fully finished, spacious basement adds lots of options for extra enjoyment, pool table, games, wet bar with fridge, plus a huge storage room. with shelving. NOTABLE: Metal tile roof, Central AC, Newer Hi-Eff furnace & Air Exchanger, Newer HW tank, Central Vac, Home sound system with speakers. Fridge & Dishwasher are newer. Large triple garage. ONLY STEPS TO THE RIVER VALLEY TRAILS!

Built in 1996

### **Essential Information**

MLS® # E4435435

Price \$949,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,257
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1429 Herring-cooper Way
Area	Edmonton
Subdivision	Henderson Estates
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2L9

### Amenities

Amenities	Air Conditioner, Deck, Hot Tub
Parking Spaces	6
Parking	Insulated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Masonry
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Metal
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Earl Buxton, St. Mary's
Middle	Brander Gardens
High	Lillian Osborne

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	28
Zoning	Zone 14
HOA Fees	250
HOA Fees Freq.	Annually

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