

# **\$1,150,000 - 1415 Herring-cooper Way, Edmonton**

MLS® #E4432659

**\$1,150,000**

6 Bedroom, 4.00 Bathroom, 4,071 sqft

Single Family on 0.00 Acres

Henderson Estates, Edmonton, AB

Pristine, elegant home in sought-after Henderson Estates. Space & comfort for the growing family or multi generational family w/4070 sf + a F/Fin bsmt w/separate access. 6 bedrms + den, 4 full baths, multiple living spaces & a triple garage. Elegantly designed, this home features curved architectural details throughout, soaring ceilings in GR w/bar & stunning arched windows that drench the home in natural light. Chef's kitchen w/granite counters, island, S/S appliances. Primary bedrm w/gas FP in sitting area & spa like ensuite. F/Fin bsmt w/spacious rec rm, FP (3 ttl), wet bar & 2 addâ€™™l bedrms- great for hosting! 8610 sf SOUTH facing yard w/composite deck- the perfect spot for unwinding & entertaining. Conveniently located near Riverbend Square, Rec centre, Derrick Club, schools & public transit. You're also just steps away from serene & scenic river valley trails! Quick access to the U of A, Anthony Henday & Whitemud make city wide commuting a breeze. A rare find in one of Edmontonâ€™™s premier communities!

Built in 1996

## **Essential Information**

MLS® # E4432659

Price \$1,150,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 4,071                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1415 Herring-cooper Way |
| Area        | Edmonton                |
| Subdivision | Henderson Estates       |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 2M2                 |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Vaulted Ceiling, Wall Unit-Built-In, Wet Bar, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Attached   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | See Remarks   |
| Construction      | Wood, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | EarlBuxton/StMary         |
| Middle     | Riverbend/A.JosephMacneil |
| High       | LillianOsborne/MMM        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 14          |
| HOA Fees       | 250              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 26th, 2025 at 10:47am MDT