

## \$1,749,600 - 631 Howatt Drive, Edmonton

MLS® #E4436407

**\$1,749,600**

4 Bedroom, 4.50 Bathroom, 3,548 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Luxurious custom built 2 story home in the prestigious community of Jagare Ridge. WALKOUT BSMT! backing on the Natural Reserve. Great curb appeal w/ stucco/stone exterior & professional landscaping. Crafted by Carriage Custom Homes. Blends luxury, functionality & warmth. Main floor features a spacious foyer w/ 19'™ ceiling, Gorgeous spiral staircase, hardwood floors, MAIN FLOOR PRIMARY BEDROOM, 4 piece ensuite, and two piece powder room, Family room, form Living & dining room. Chef's™ kitchen w/ lots of cabinets, lrg center island, highend KitchenAid appliances. Upstairs has a bonus rm, laundry & primary suite has a 5 pc luxurious ensuite leading to a pvt balcony. TWO more bdrms w/ 4 pc ensuite bath. Upstairs. including a 2nd primary suite. Walkout unspoiled Basement is waiting for your personal touch. Backyard is professionally landscaped w/ a covered deck/patio with double sided fireplace, " perfect for summer gathering. Side entrance to the basement through an extra wide triple attached garage.

Built in 2014

### Essential Information

MLS® #	E4436407
Price	\$1,749,600



Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,548
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	631 Howatt Drive
Area	Edmonton
Subdivision	Hays Ridge Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2T6

### Amenities

Amenities	Air Conditioner, Deck, Walkout Basement, 9 ft. Basement Ceiling
Parking	Over Sized, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Water Softener, See Remarks, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Stucco
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Exterior Features	Airport Nearby, Backs Onto Park/Trees, Environmental Reserve, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	48
Zoning	Zone 55
HOA Fees	471
HOA Fees Freq.	Annually

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