

## \$2,499,900 - 705 Howatt Drive, Edmonton

MLS® #E4444930

**\$2,499,900**

5 Bedroom, 3.50 Bathroom, 4,689 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

DREAM HOME LOTTERY HOME! Built by Birkholz Homes, Edmonton's premier luxury builder, this custom walk-out 2 storey architectural showstopper offers over 7200 sqft of living space on an 11,000 sqft ravine lot in the sought-after community of Jagare Ridge! This masterpiece features 5 bedrooms, 3.5 baths, PRIMARY w/ HUGE walk-in closet & spa-like ensuite, soaring 20ft ceilings, premium cabinetry, 2 fireplaces, wide plank white oak flooring, Gaggenau appliances, quartz counters, butler kitchen, wine cabinet, full wine room, wet bar/games room w/ heated floors, exercise room, home automation, triple/tandem heated garage, and ROOFTOP PATIO with panoramic Whitemud Creek Ravine views. Developed with the finest craftsmanship in one of Edmonton's most vibrant estate communities. Nothing short of spectacular, this home will truly take your breath away!

Built in 2016

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4444930    |
| Price      | \$2,499,900 |
| Bedrooms   | 5           |
| Bathrooms  | 3.50        |
| Full Baths | 3           |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 4,689                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 705 Howatt Drive |
| Area        | Edmonton         |
| Subdivision | Hays Ridge Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 3K3          |

### Amenities

|           |                                                                                                                                                                                                                                  |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, No Smoking Home, Parking-Extra, Patio, Walkout Basement, See Remarks, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling, Rooftop Deck/Patio |
| Parking   | Over Sized, Tandem, Triple Garage Attached                                                                                                                                                                                       |

### Interior

|                   |                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Oven-Built-In, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Stove-Countertop Inductn, Stove-Induction, Garage Heater |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                    |
| Fireplaces        | Double Sided                                                                                                                                                                                                                           |
| Stories           | 4                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                                                                         |

### Exterior

|          |                           |
|----------|---------------------------|
| Exterior | Wood, Composition, Stucco |
|----------|---------------------------|

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Ravine View, Schools, Shopping Nearby |
| Roof              | EPDM Membrane                                                                                                                                                          |
| Construction      | Wood, Composition, Stucco                                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 44              |
| Zoning         | Zone 55         |

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Listing information last updated on August 11th, 2025 at 7:13pm MDT