

## \$1,100,000 - 605 Howatt Drive, Edmonton

MLS® #E4425028

**\$1,100,000**

3 Bedroom, 2.50 Bathroom, 3,182 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Beautiful KIMBERLY HOMES former SHOW HOME. 3182 sqft. home in the prestigious golf course community of Jagare Ridge. The main floor features a spacious open concept with a gourmet kitchen, stainless steel appliances, gas range, granite countertops, wine fridge, and a bar area with a mounted TV. A walk-through pantry connects to the mudroom and laundry. Enjoy a formal dining room, family room with a two-way fireplace, and a private den/office. Upstairs, a bright bonus room with open beams and French doors leads to a cozy library with built-in cabinetry. The luxurious primary suite boasts a private deck, fireplace, spa-like ensuite, and a large walk-in closet. Two additional bedrooms, each with walk-ins, complete the upper floor. Additional features include central air, a speaker system, oversized heated double garage, low-maintenance landscaping, a covered patio with a gas line, and automatic privacy screens. A perfect blend of modern luxury and timeless design in one of Edmonton's finest communities.

Built in 2014

### Essential Information

MLS® # E4425028

Price \$1,100,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 3,182                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 605 Howatt Drive |
| Area        | Edmonton         |
| Subdivision | Hays Ridge Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 2T6          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Closet Organizers, Deck, Front Porch, No Animal Home, No Smoking Home, Open Beam, Vaulted Ceiling, Wet Bar, Rooftop Deck/Patio |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Double Sided, Mantel, Stone Facing  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Vinyl Shingles   |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 39               |
| Zoning         | Zone 55          |
| HOA Fees       | 425              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 19th, 2025 at 6:32am MDT