

## \$2,275,000 - 631 Howatt Drive, Edmonton

MLS® #E4431474

**\$2,275,000**

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® #	E4431474
Price	\$2,275,000



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
Parking	Heated, Over Sized, Triple Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Public Transportation, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	12
Zoning	Zone 55
HOA Fees	471
HOA Fees Freq.	Annually

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