

## \$949,000 - 605 Howatt Drive, Edmonton

MLS® #E4447896

**\$949,000**

3 Bedroom, 2.50 Bathroom, 3,182 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Beautiful former Kimberly Homes Show Home with 3,182 sq ft in the prestigious golf course community of Jagare Ridge. This spacious 2-storey home features an open-concept main floor with a chef's kitchen, granite countertops, gas range, stainless steel appliances, wine fridge, and a bar area with TV. A walk-through pantry leads to a convenient mudroom and laundry. Enjoy the formal dining room, cozy family room with a two-way fireplace, and a main floor office/den. Upstairs offers a bright bonus room with exposed beams. The luxurious primary suite includes a private balcony, fireplace, spa-like ensuite, and walk-in closet. Two more bedrooms with walk-in closets complete the upper level. Extras include central A/C, built-in speakers, an oversized heated double garage, low-maintenance landscaping, covered patio with gas line, and motorized privacy screens. A perfect mix of style, space, and comfort.

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447896  |
| Price      | \$949,000 |
| 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    | July 15th, 2025 |
| Days on Market | 29              |
| Zoning         | Zone 55         |
| HOA Fees       | 425             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 13th, 2025 at 2:47pm MDT