

\$1,945,000 - 631 Howatt Drive, Edmonton

MLS® #E4431474

\$1,945,000

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 | \$1,945,000 |



| | |
|----------------|------------------------|
| 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 | 14 |
| Zoning | Zone 55 |
| HOA Fees | 471 |
| HOA Fees Freq. | Annually |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 5:47pm MDT