

## \$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	51
Zoning	Zone 55
HOA Fees	425
HOA Fees Freq.	Annually

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