

# \$1,050,000 - 605 Howatt Drive, Edmonton

MLS® #E4436284

**\$1,050,000**

3 Bedroom, 2.50 Bathroom, 3,182 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Stunning former Kimberly Homes Show Home offering 3,182 sq ft of elegant living space in the prestigious golf course community of Jagare Ridge. The main level features an open-concept design with a chef's kitchen, stainless steel appliances, gas range, granite countertops, wine fridge, and a stylish bar area with mounted TV. A walk-through pantry connects to the mudroom and laundry area. Enjoy formal dining, a cozy family room with a two-way fireplace, and a private den or office. Upstairs, a bright bonus room with exposed beams and French doors opens into a charming library with built-in cabinetry. The luxurious primary retreat includes a private balcony, fireplace, spa-inspired ensuite, and large walk-in closet. Two additional bedrooms each with walk-in closets complete the upper floor. Added highlights include central A/C, speaker system, oversized heated double garage, low-maintenance landscaping, a covered patio with gas hookup, and automatic privacy screens. A blend of comfort and timeless design.

Built in 2014

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4436284    |
| Price  | \$1,050,000 |



|                |                        |
|----------------|------------------------|
| 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    | May 13th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 55        |
| HOA Fees       | 425            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on May 23rd, 2025 at 7:47am MDT