

## \$1,150,000 - 607 Howatt Drive, Edmonton

MLS® #E4425394

**\$1,150,000**

4 Bedroom, 4.00 Bathroom, 2,988 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Live in luxury in this former Kanvi Homes showhome! Situated in one of Edmonton's most prestigious neighbourhoods of Hays Ridge, near the Jagare Ridge Golf Course, this home offers over 4000SF of finished living space featuring 4 bedrooms, 2 offices, 4 bathrooms and an oversized heated double garage. The 10ft foyer entrance welcomes you to modern finishes including engineered hardwood floors, open riser stairs and a professional gourmet kitchen. This home is well maintained and is upgraded everywhere you can see & touch: paint, floors, walls, stairs, and the most notable is the complete Gaggeau built-in appliance package. Other upgrades include: central vacuum with attachments that pull out from the wall, central air conditioning and upgraded electric switches. Walkout from the basement to the outdoors and enjoy your always luscious green grass (artificial), no rear neighbour and a no maintenance yard. It's move in ready and furniture can be included too!

Built in 2014

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4425394    |
| Price    | \$1,150,000 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,988                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 607 Howatt Drive |
| Area        | Edmonton         |
| Subdivision | Hays Ridge Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 2T6          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, Patio, Smart/Program. Thermostat, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Heated, Over Sized  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks, Garage Heater |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 38               |
| Zoning         | Zone 55          |
| HOA Fees       | 350              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 20th, 2025 at 9:17pm MDT