

## \$3,500,000 - 622 Howatt Drive, Edmonton

MLS® #E4405810

**\$3,500,000**

4 Bedroom, 4.00 Bathroom, 4,826 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Absolutely spectacular estate home overlooking Edmonton's premier waterfront oasis. Rare trifecta of stunning fountains and breathtaking views with the scenic 14th hole of Jagare Ridge Golf Course as the backdrop. Over 7157 sq feet of European designed total living space finished with meticulous modernist craftsmanship & oversized floor to ceiling windows. There are no comparables to this exquisite masterpiece with high ceilings on all 3 levels, 5 feature decks, 20 ft entertaining centrepiece & an elegant kitchen with grand island. The study on the upper floor can easily be converted to 2 more bedrooms. Unique features from the 2 level wine room, floating exterior to interior stone entry, custom cable railings & steel floating staircase encased in glass abound throughout. Full home automation, multi-purpose theatre, exercise facility, dual fully screened outdoor rooms and a New York penthouse inspired Owner's Suite awaits. Priced far below replacement cost. It's meticulous, matchless, a rare find.

Built in 2014

### Essential Information

MLS® # E4405810

Price \$3,500,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 4,826                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 622 Howatt Drive |
| Area        | Edmonton         |
| Subdivision | Hays Ridge Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 2T6          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, No Smoking Home, Parking-Extra, Patio, Sprinkler Sys-Underground, Walkout Basement, Wet Bar, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 7  |
| Parking        | Heated, Insulated, Triple Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Washers-Two, Dishwasher-Two, Wet Bar |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Airport Nearby, Backs Onto Lake, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Waterfront Property, See Remarks |
| Roof              | EPDM Membrane   |
| Construction      | Wood, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2024 |
| Days on Market | 224                 |
| Zoning         | Zone 55             |
| HOA Fees       | 459                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on April 21st, 2025 at 9:17am MDT