

## \$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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