

\$1,749,600 - 631 Howatt Drive, Edmonton

MLS® #E4436407

\$1,749,600

4 Bedroom, 4.50 Bathroom, 3,548 sqft
Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Luxurious custom built 2 story home in the prestigious community of Jagare Ridge. WALKOUT BSMT! backing on the Natural Reserve. Great curb appeal w/ stucco/stone exterior & professional landscaping. Crafted by Carriage Custom Homes. Blends luxury, functionality & warmth. Main floor features a spacious foyer w/ 19'™ ceiling, Gorgeous spiral staircase, hardwood floors, MAIN FLOOR PRIMARY BEDROOM, 4 piece ensuite, and two piece powder room, Family room, form Living & dining room. Chef's™ kitchen w/ lots of cabinets, lrg center island, highend KitchenAid appliances. Upstairs has a bonus rm, laundry & primary suite has a 5 pc luxurious ensuite leading to a pvt balcony. TWO more bdrms w/ 4 pc ensuite bath. Upstairs. including a 2nd primary suite. Walkout unspoiled Basement is waiting for your personal touch. Backyard is professionally landscaped w/ a covered deck/patio with double sided fireplace, " perfect for summer gathering. Side entrance to the basement through an extra wide triple attached garage.



Built in 2014

Essential Information

MLS® #	E4436407
Price	\$1,749,600

Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,548
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	631 Howatt Drive
Area	Edmonton
Subdivision	Hays Ridge Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2T6

Amenities

Amenities	Air Conditioner, Deck, Walkout Basement, 9 ft. Basement Ceiling
Parking	Over Sized, Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Water Softener, See Remarks, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Stucco
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Exterior Features	Airport Nearby, Backs Onto Park/Trees, Environmental Reserve, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 14th, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	471
HOA Fees Freq.	Annually

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Listing information last updated on May 15th, 2025 at 3:32am MDT