

## \$1,100,000 - 605 Howatt Drive, Edmonton

MLS® #E4425028

**\$1,100,000**

3 Bedroom, 2.50 Bathroom, 3,182 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Beautiful KIMBERLY HOMES former SHOW HOME. 3182 sqft. home in the prestigious golf course community of Jagare Ridge. The main floor features a spacious open concept with a gourmet kitchen, stainless steel appliances, gas range, granite countertops, wine fridge, and a bar area with a mounted TV. A walk-through pantry connects to the mudroom and laundry. Enjoy a formal dining room, family room with a two-way fireplace, and a private den/office. Upstairs, a bright bonus room with open beams and French doors leads to a cozy library with built-in cabinetry. The luxurious primary suite boasts a private deck, fireplace, spa-like ensuite, and a large walk-in closet. Two additional bedrooms, each with walk-ins, complete the upper floor. Additional features include central air, a speaker system, oversized heated double garage, low-maintenance landscaping, a covered patio with a gas line, and automatic privacy screens. A perfect blend of modern luxury and timeless design in one of Edmonton's finest communities.

Built in 2014

### Essential Information

MLS® # E4425028

Price \$1,100,000



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	March 11th, 2025
Days on Market	39
Zoning	Zone 55
HOA Fees	425
HOA Fees Freq.	Annually

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Listing information last updated on April 19th, 2025 at 5:02pm MDT