

# **\$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 |
|----------|---------------------|

|                   |   |
|-------------------|---|
| 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 | 81             |
| Zoning         | Zone 55        |
| HOA Fees       | 471            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on August 3rd, 2025 at 4:02am MDT