# \$1,988,000 - 699 Howatt Drive, Edmonton

MLS® #E4445867

### \$1,988,000

4 Bedroom, 4.50 Bathroom, 3,735 sqft Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Stunning former Ace Lange Showhome offering over 5,400 sq ft of refined living space, backing onto the Whitemud Ravine & steps to Jagare Ridge Golf Course. This fully finished walkout features 4 beds, office, den, 4.5 baths, and a heated triple garage (one bay currently an office/storage). Chef inspired kitchen with Sub-Zero fridge, Wolf double gas stove, walk-in pantry, and wet bar with Sub-Zero wine cooler. 10' ceilings on main floor, massive windows, main floor deck, and upper balcony offer incredible ravine views. Luxurious primary suite with spa-like ensuite and walk-through closet. Upstairs bonus room, two bedrooms with private ensuites. Basement includes a bedroom, den, reading nook and huge rec space with a wet bar that opens to a beautifully landscaped yard (\$60K+ in landscaping). Loaded with upgrades, including radon prevention system, Kinetico water softener, radiant floor heat in garage, primary ensuite & basement. A perfect blend of luxury, comfort, and nature in sought-after Jagare Ridge.







Built in 2015

## **Essential Information**

MLS® # E4445867 Price \$1,988,000 Bedrooms 4

Bathrooms 4.50

Full Baths 4

Half Baths 1

Square Footage 3,735

Acres 0.00

Year Built 2015

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 699 Howatt Drive

Area Edmonton

Subdivision Hays Ridge Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3K3

#### **Amenities**

Amenities Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft.,

Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement, Wet

Bar, HRV System

Parking Spaces 7

Parking Heated, Insulated, Triple Garage Attached, See Remarks

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan,

Oven-Microwave, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window

Coverings, See Remarks, Refrigerators-Two, TV Wall Mount

Heating Forced Air-1, In Floor Heat System, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Stucco

Exterior Features Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public

Transportation, Ravine View, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Stucco Foundation Concrete Perimeter

#### **School Information**

Elementary Steinhauer School

Middle D.S. MacKenzie School

High Dr. Anne Anderson School

#### **Additional Information**

Date Listed July 4th, 2025

Days on Market 117

Zoning Zone 55

HOA Fees 450

HOA Fees Freq. Annually

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