\$1,595,000 - 636 Howatt Drive, Edmonton

MLS® #E4456637

\$1,595,000

4 Bedroom, 4.50 Bathroom, 2,868 sqft Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, YT

An award winning french country style property, on one of the nicest streets in South Edmonton. A custom built former lottery home backing onto the greens of Jager Ridge Golf Course, this eco-elegant home has been upgraded in every possible way. A "ZERO ENERGY HOME" with \$85,000 Solar Panel System to power your home & sell back to the grid. It includes R40 Insulated Walls, R80 Attic, drain water heat recovery, HRV & air source heat pumps for heating & cooling, insulated tri-pane smart windows, radiant floors & electric car charger. High end estate level finishing, include a french style brick barrel ceiling on the main floor and wood beamed ceilings throughout. A true chefs kitchen with all paneled appliances, Jennair range and Urban Cultivator. Two custom living walls, 3 Bedrooms up all with their own ensuite, bonus room up, mainfloor den, walkout basement with guest suite & fully landscaped large lot with irrigation. Rebuild cost on this house would far exceed asking price.

Built in 2014

Essential Information

MLS® # E4456637 Price \$1,595,000

Bedrooms 4







Bathrooms 4.50 Full Baths 4

Half Baths 1

Square Footage 2,868 Acres 0.00 Year Built 2014

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 636 Howatt Drive

Area Edmonton

Subdivision Hays Ridge Area

City Edmonton
County ALBERTA

Province YT

Postal Code Y6W 2T7

Amenities

Amenities Air Conditioner, No Smoking Home, Patio, Walkout Basement, See

Remarks, Green Building

Parking Over Sized, Triple Garage Attached, EV Charging Station

Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-2, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Fiber Cement, Stone

Exterior Features Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby,

No Back Lane, No Through Road, Playground Nearby, Schools,

Shopping Nearby, See Remarks

Roof Cedar Shakes

Construction Wood, Fiber Cement, Stone

Foundation Concrete Perimeter

Additional Information

Date Listed September 7th, 2025

Days on Market 52

Zoning Zone 55

HOA Fees 485

HOA Fees Freq. Annually

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