

## \$1,700,000 - 631 Howatt Drive, Edmonton

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MLS® #E4454475

**\$1,700,000**

4 Bedroom, 4.50 Bathroom, 3,551 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Experience a lifestyle of refined luxury & elegance, where timeless design meets uncompromising quality. A one of a kind estate home on a private walkout ravine lot in Jagare Ridge, custom built by Carriage Custom Homes. 3 living areas, 3 dining areas, 4 bedrooms, 5 bathrooms & an oversize triple garage. 19' ceilings, curved staircase, ample natural light & gleaming hardwood welcomes you through an open layout. Greeting room, formal dining & an open to above great room is sure to meet any entertainer's dream. Chef's kitchen & full dining nook with direct access to upper covered deck, dual sided fireplace & perfect views of nature. Convenient main floor bedroom with 3pc ensuite. Upper level bonus room is perfect for movie nights. Primary suite is sure to accommodate any furniture arrangement. Private balcony, 5pc spa ensuite & dressing room. 2 additional bedrooms each with ensuites & large closets. Walkout level is ready for future development for recreation. Upgraded throughout & shows a perfect 10!

Built in 2014

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4454475    |
| Price    | \$1,700,000 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,551                  |
| 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, Ceiling 10 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Patio, Walkout Basement, See Remarks, 9 ft. Basement Ceiling |
| Parking Spaces | 7                                                                                                                                                       |
| Parking        | Triple Garage Attached                                                                                                                                  |

### Interior

|                   |                                                                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                             |
| 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, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                                 |
| Construction      | Wood, Stone, Stucco                                                                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                                                               |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Joan Carr/Steinhauer       |
| Middle     | Joan Carr/Thomas Aquin     |
| High       | Michael McCaff/AnneAndersn |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 53                |
| Zoning         | Zone 55           |
| HOA Fees       | 471               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 15th, 2025 at 1:02am MDT