

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

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	30
Zoning	Zone 55
HOA Fees	471
HOA Fees Freq.	Annually

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