

## \$2,188,800 - 699 Howatt Drive, Edmonton

MLS® #E4445867

**\$2,188,800**

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	\$2,188,800



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	8
Zoning	Zone 55
HOA Fees	450
HOA Fees Freq.	Annually

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