

## \$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 | 30             |
| Zoning         | Zone 55        |
| HOA Fees       | 450            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on August 3rd, 2025 at 12:02pm MDT