# \$2,499,900 - 705 Howatt Drive, Edmonton

MLS® #E4444930

# \$2,499,900

5 Bedroom, 3.50 Bathroom, 4,689 sqft Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

DREAM HOME LOTTERY HOME! Built by Birkholz Homes, Edmonton's premier luxury builder, this custom walk-out 2 storey architectural showstopper offers over 7200 sqft of living space on an 11,000 sqft ravine lot in the sought-after community of Jagare Ridge! This masterpiece features 5 bedrooms, 3.5 baths, PRIMARY w/ HUGE walk-in closet & spa-like ensuite, soaring 20ft ceilings, premium cabinetry, 2 fireplaces, wide plank white oak flooring, Gaggenau appliances, quartz counters, butler kitchen, wine cabinet, full wine room, wet bar/games room w/ heated floors, exercise room, home automation, triple/tandem heated garage, and ROOFTOP PATIO with panoramic Whitemud Creek Ravine views. Developed with the finest craftsmanship in one of Edmonton's most vibrant estate communities. Nothing short of spectacular, this home will truly take your breath away!

Built in 2016

#### **Essential Information**

MLS® # E4444930 Price \$2,499,900

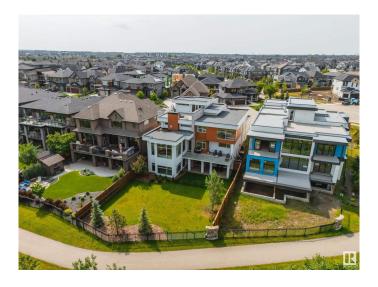
Bedrooms 5

Bathrooms 3.50

Full Baths 3







Half Baths 1

Square Footage 4,689
Acres 0.00

Year Built 2016

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 705 Howatt Drive

Area Edmonton

Subdivision Hays Ridge Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3K3

## **Amenities**

Amenities On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers,

Deck, No Smoking Home, Parking-Extra, Patio, Walkout Basement, See Remarks, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement

Ceiling, Rooftop Deck/Patio

Parking Over Sized, Tandem, Triple Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dryer, Garage Control, Garage Opener,

Oven-Built-In, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Stove-Countertop

Inductn, Stove-Induction, Garage Heater

Heating Forced Air-1, In Floor Heat System, Natural Gas

Fireplace Yes

Fireplaces Double Sided

Stories 4

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Composition, Stucco

Exterior Features Backs Onto Park/Trees, Environmental Reserve, Fenced, Golf Nearby,

Landscaped, Park/Reserve, Playground Nearby, Private Setting, Ravine

View, Schools, Shopping Nearby

Roof EPDM Membrane

Construction Wood, Composition, Stucco

Foundation Concrete Perimeter

# **Additional Information**

Date Listed June 28th, 2025

Days on Market 70

Zoning Zone 55

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