

\$1,595,000 - 636 Howatt Drive, Edmonton

MLS® #E4456637

\$1,595,000

4 Bedroom, 4.50 Bathroom, 2,868 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, YT

An award winning french country style property, on one of the nicest streets in South Edmonton. A custom built former lottery home backing onto the greens of Jager Ridge Golf Course, this eco-elegant home has been upgraded in every possible way. A "ZERO ENERGY HOME" with \$85,000 Solar Panel System to power your home & sell back to the grid. It includes R40 Insulated Walls, R80 Attic, drain water heat recovery, HRV & air source heat pumps for heating & cooling, insulated tri-pane smart windows, radiant floors & electric car charger. High end estate level finishing, include a french style brick barrel ceiling on the main floor and wood beamed ceilings throughout. A true chefs kitchen with all paneled appliances, Jennair range and Urban Cultivator. Two custom living walls, 3 Bedrooms up all with their own ensuite, bonus room up, mainfloor den, walkout basement with guest suite & fully landscaped large lot with irrigation. Rebuild cost on this house would far exceed asking price.

Built in 2014

Essential Information

MLS® #	E4456637
Price	\$1,595,000
Bedrooms	4



Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,868
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	636 Howatt Drive
Area	Edmonton
Subdivision	Hays Ridge Area
City	Edmonton
County	ALBERTA
Province	YT
Postal Code	Y6W 2T7

Amenities

Amenities	Air Conditioner, No Smoking Home, Patio, Walkout Basement, See Remarks, Green Building
Parking	Over Sized, Triple Garage Attached, EV Charging Station

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Fiber Cement, Stone
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Cedar Shakes

Construction	Wood, Fiber Cement, Stone
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 7th, 2025
Days on Market	49
Zoning	Zone 55
HOA Fees	485
HOA Fees Freq.	Annually

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