

## \$1,495,000 - 682 Howatt Drive, Edmonton

MLS® #E4455793

**\$1,495,000**

4 Bedroom, 3.50 Bathroom, 2,294 sqft

Single Family on 0.00 Acres

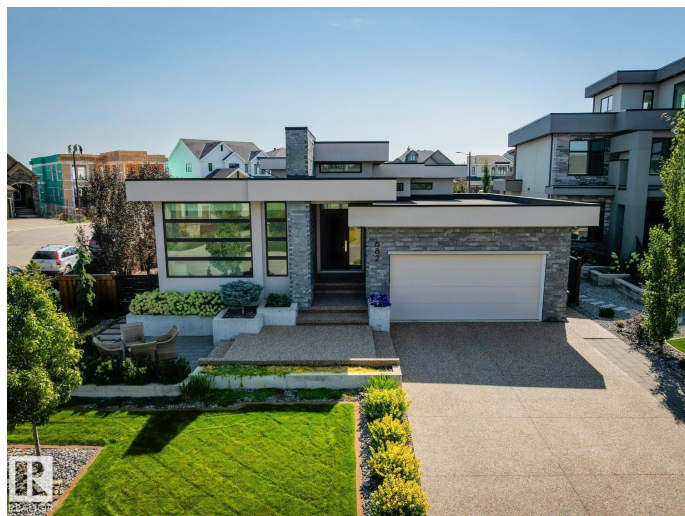
Hays Ridge Area, Edmonton, AB

Prepare to be impressed! Architecturally designed SHOWSTOPPER in one of Edmonton's most vibrant estate communities! This exquisite Birkholz built luxury bungalow has been developed with the utmost attention to detail and quality finishing. The extraordinary home offers over 4200+ sqft of living space and sits upon an immaculate 8400+ sqft corner lot. Features include: 4 bed/3.5 baths, gorgeous kitchen, 14'™ ceilings, floor to ceiling windows, exercise room, home theatre/den, triple/tandem garage, rec room, extensive use of quartz/hardwood, top of line appliances, premium cabinetry, 2 fireplaces, home automation system, custom finishings and more! Outside is the spectacular and opulent yard w/multi-tiered patio area. Steps from ravine trails and golf course views, and minutes from all other amenities. This is a truly exceptional property!

Built in 2019

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4455793    |
| Price      | \$1,495,000 |
| Bedrooms   | 4           |
| Bathrooms  | 3.50        |
| Full Baths | 3           |
| Half Baths | 1           |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,294                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 682 Howatt Drive |
| Area        | Edmonton         |
| Subdivision | Hays Ridge Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 3K3          |

### Amenities

|           |                                                                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Sprinkler Sys-Underground, Vaulted Ceiling, Natural Gas BBQ Hookup |
| Parking   | Heated, Tandem, Triple Garage Attached                                                                                                                    |

### Interior

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dryer, Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two, Oven Built-In-Two, Stove-Countertop Inductn, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                 |
| Fireplaces        | See Remarks                                                                                                                                                                                         |
| Stories           | 2                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                 |
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | EPDM Membrane                                                                                                       |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | Steinhauer        |
| Middle     | DS Mackenzie      |
| High       | Dr. Anne Anderson |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 43                  |
| Zoning         | Zone 55             |
| HOA Fees       | 487                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on October 15th, 2025 at 2:02pm MDT