

## \$3,500,000 - 622 Howatt Drive, Edmonton

MLS® #E4405810

**\$3,500,000**

4 Bedroom, 4.00 Bathroom, 4,826 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Absolutely spectacular estate home overlooking Edmonton's premier waterfront oasis. Rare trifecta of stunning fountains and breathtaking views with the scenic 14th hole of Jagare Ridge Golf Course as the backdrop. Over 7157 sq feet of European designed total living space finished with meticulous modernist craftsmanship & oversized floor to ceiling windows. There are no comparables to this exquisite masterpiece with high ceilings on all 3 levels, 5 feature decks, 20 ft entertaining centrepiece & an elegant kitchen with grand island. The study on the upper floor can easily be converted to 2 more bedrooms. Unique features from the 2 level wine room, floating exterior to interior stone entry, custom cable railings & steel floating staircase encased in glass abound throughout. Full home automation, multi-purpose theatre, exercise facility, dual fully screened outdoor rooms and a New York penthouse inspired Owner's Suite awaits. Priced far below replacement cost. It's meticulous, matchless, a rare find.

Built in 2014

### Essential Information

MLS® #	E4405810
Price	\$3,500,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	4,826
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	622 Howatt Drive
Area	Edmonton
Subdivision	Hays Ridge Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2T6

### Amenities

Amenities	Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, No Smoking Home, Parking-Extra, Patio, Sprinkler Sys-Underground, Walkout Basement, Wet Bar, HRV System, Natural Gas BBQ Hookup
Parking Spaces	7
Parking	Heated, Insulated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Washers-Two, Dishwasher-Two, Wet Bar
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3

Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Backs Onto Lake, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Waterfront Property, See Remarks
Roof	EPDM Membrane
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 9th, 2024
Days on Market	233
Zoning	Zone 55
HOA Fees	459
HOA Fees Freq.	Annually

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