

## \$2,499,000 - 705 Howatt Drive, Edmonton

MLS® #E4460391

**\$2,499,000**

5 Bedroom, 3.50 Bathroom, 4,689 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Welcome to the Former Dream Home Lottery Show home in Jagare Ridge! Built by Birkholz. This custom built 2-storey walk out offers over 7,200 sqft of luxury on an a MASSIVE 11,000 sqft RAVINE BACKING LOT! The open concept design impresses with soaring 20'™ ceilings, custom brick fireplace feature walls, wide plank oak floors & walls of windows bringing in endless natural light. The chef's™ kitchen is a true standout w/ dual islands, butler's™ pantry, quartz counters, premium cabinetry, built-in appliances & 4 wall ovens! The home features 5 spacious bedrooms including a main floor bedroom plus 4 bathroom's! GORGEOUS primary suite overlooking the ravine boasts huge WIC & SPA inspired ensuite bath! The fully developed walk out basement is built for entertaining w/ heated floors, a wet bar/games room, wine room, exercise area & walkout access to the covered patio and yard. Complete w/ a rooftop patio w/ panoramic views, complete home automation & a heated triple/tandem garage! Must be seen to appreciate!

Built in 2016

### Essential Information

MLS® # E4460391

Price \$2,499,000



|                |                        |
|----------------|------------------------|
| 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 | October 2nd, 2025 |
|-------------|-------------------|

|                |   |
|----------------|---|
| Days on Market | 2 |
|----------------|---|

|        |         |
|--------|---------|
| Zoning | Zone 55 |
|--------|---------|

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Listing information last updated on October 4th, 2025 at 12:47am MDT