

# **\$1,070,000 - 1538 Howes Place, Edmonton**

MLS® #E4444840

**\$1,070,000**

6 Bedroom, 3.50 Bathroom, 2,594 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Discover Luxury Living in Jagare Ridge - Backing onto a Golf Course! Located in one of Edmonton's most prestigious communities, this exceptional property offers a lifestyle like no other, with breathtaking views of a golf course right in your backyard. As you step inside, you're welcomed by a grand open-to-above living room with large windows and rich hardwood flooring. The open-plan dining area seamlessly transitions to a full-width deck, perfect for both relaxing and entertaining. The spacious kitchen features beam ceilings, a large island, quartz countertops, custom cabinetry, and a walk-in pantry with an additional sink for added convenience. The main floor also includes a private office and a half-bath. Upstairs, the master bedroom boasts a 5-piece ensuite and walk-in closet. Two additional bedrooms, a 3-piece bath, an office room, and a laundry room. The FULLY DEVELOPED basement, oversized garage, and aggregate driveway add to the appeal and functionality of this remarkable home.

Built in 2022

## **Essential Information**

MLS® #	E4444840
Price	\$1,070,000



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,594
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1538 Howes Place
Area	Edmonton
Subdivision	Hays Ridge Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5B9

### Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	11
Zoning	Zone 55
HOA Fees	450
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 8th, 2025 at 5:17pm MDT