

# \$1,000,000 - 804 Howatt Place, Edmonton

MLS® #E4421444

**\$1,000,000**

3 Bedroom, 2.50 Bathroom, 1,703 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Welcome to this exquisite half-duplex bungalow in Jagare Ridge's Cascades of Eagle Point, backing onto a serene ravine. With 10ft ceilings & an open-concept design, this home is both spacious & inviting. The gourmet kitchen impresses w/ upgraded cabinetry, S/S appliances, quartz counters, a large island, & a corner pantry. It flows seamlessly into the dining area & a bright living room w/ a gas fireplace, this space opens to a covered deck with ravine views—perfect for relaxation or entertaining. The main-floor primary suite is a retreat, featuring a 5pc ensuite w/ dual vanities, soaker jacuzzi tub, stand-up shower, & walk-in closet. A main-floor den, laundry room, & powder room add convenience. Downstairs, enjoy a finished basement w/ 9 ft ceilings, 2 bedrooms, full bath, rec room w/ a wet bar, an additional den, & ample storage. A heated, finished double garage completes this luxurious home, ideal for those seeking style & tranquility. \*2 HOA fees for this property some photos virtually staged\*

Built in 2014

## Essential Information

MLS® # E4421444

Price \$1,000,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,703         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 804 Howatt Place |
| Area        | Edmonton         |
| Subdivision | Hays Ridge Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 2T7          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Deck, Detectors Smoke, Smart/Program. Thermostat, HRV System |
| Parking   | Double Garage Attached, Heated, Over Sized   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2025 |
| Days on Market | 66                  |
| Zoning         | Zone 55             |
| HOA Fees       | 446                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on April 19th, 2025 at 10:32pm MDT