

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

MLS® #E4425931

**\$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® # | E4425931    |
| 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    | March 15th, 2025 |
| Days on Market | 101              |
| Zoning         | Zone 55          |
| HOA Fees       | 450              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on June 23rd, 2025 at 10:17pm MDT