

\$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 | 46 |
| Zoning | Zone 55 |
| HOA Fees | 446 |
| HOA Fees Freq. | Annually |

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Listing information last updated on March 31st, 2025 at 7:47am MDT