

# **\$1,028,800 - 1311 Hainstock Way, Edmonton**

MLS® #E4421766

**\$1,028,800**

5 Bedroom, 3.50 Bathroom, 2,888 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Stunning Kanvi contemporary 2 sty home located in prestigious Jagare Ridge. Beautifully designed & decorated w/loads of upgrades. Open concept plan w/an abundance of natural lighting- perfect for those who love to entertain large or small gatherings. Over 4000 sf ttl. High ceilings, open tread hardwood stairs w/metal cable railing. Chef's kitchen w/BOSCH S/S appliances, a huge island w/eating bar, quartz counters & W/I pantry. Great rm/ linear FP. Large dining area can expand to accommodate large groups. Big mudrm for the growing family. Gorgeous H/W throughout much of the home. Upper level has a Bonus Rm, 3 large bedrms, laundry rm & 5 pc bathrm. Luxurious primary suite w/a spa like retreat. F/Fin bsmt w/Rec rm, Media rm, 3 pc & a 4/5th bedrm. Convert one to an exercise area. Beautifully landscaped yard w/a multi tiered deck w/a pergola. Add a couple of Choke Cherry trees & you have instant privacy. The home has A/C & an O/S heated garage. Close to eateries, shopping, golf, trails & transit

Built in 2015

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4421766    |
| Price  | \$1,028,800 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,888                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1311 Hainstock Way |
| Area        | Edmonton           |
| Subdivision | Hays Ridge Area    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3B6            |

### Amenities

|           |                                                                                                                                                                           |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, Vaulted Ceiling, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Heated, Over Sized                                                                                                                                |

### Interior

|                   |                                                                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| 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, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                  |
| Construction      | Wood, Stone, Hardie Board Siding                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                |

**School Information**

|            |                             |
|------------|-----------------------------|
| Elementary | JoanCarr/Steinhauer         |
| Middle     | StThomasAquinas/DSMackenzi  |
| High       | MichaelMccaffery/AnneAnders |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 77                  |
| Zoning         | Zone 55             |
| HOA Fees       | 472.5               |
| HOA Fees Freq. | Annually            |

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Listing information last updated on May 2nd, 2025 at 2:17am MDT