

## \$2,499,000 - 705 Howatt Drive, Edmonton

MLS® #E4460391

**\$2,499,000**

5 Bedroom, 3.50 Bathroom, 4,689 sqft

Single Family on 0.00 Acres

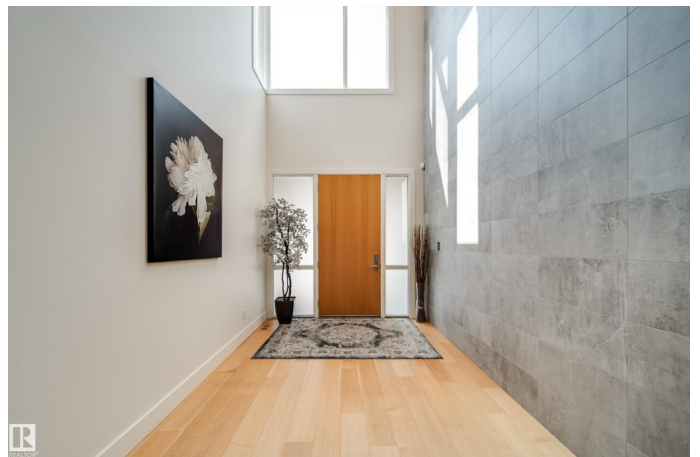
Hays Ridge Area, Edmonton, AB

Welcome to the Former Dream Home Lottery Show home in Jagare Ridge! Built by Birkholz. This custom built 2-storey walk out offers over 7,200 sqft of luxury on an a MASSIVE 11,000 sqft RAVINE BACKING LOT! The open concept design impresses with soaring 20' ceilings, custom brick fireplace feature walls, wide plank oak floors & walls of windows bringing in endless natural light. The chef's kitchen is a true standout w/ dual islands, butler's pantry, quartz counters, premium cabinetry, built-in appliances & 4 wall ovens! The home features 5 spacious bedrooms including a main floor bedroom plus 4 bathroom's! GORGEOUS primary suite overlooking the ravine boasts huge WIC & SPA inspired ensuite bath! The fully developed walk out basement is built for entertaining w/ heated floors, a wet bar/games room, wine room, exercise area & walkout access to the covered patio and yard. Complete w/ a rooftop patio w/ panoramic views, complete home automation & a heated triple/tandem garage! Must be seen to appreciate!

Built in 2016

### Essential Information

MLS® #	E4460391
Price	\$2,499,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,689
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	705 Howatt Drive
Area	Edmonton
Subdivision	Hays Ridge Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3K3

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, No Smoking Home, Parking-Extra, Patio, Walkout Basement, See Remarks, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling, Rooftop Deck/Patio
Parking	Over Sized, Tandem, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Oven-Built-In, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Stove-Countertop Inductn, Stove-Induction, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
Stories	4
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Composition, Stucco

Exterior Features        Backs Onto Park/Trees, Environmental Reserve, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Ravine View, Schools, Shopping Nearby

Roof                          EPDM Membrane

Construction              Wood, Composition, Stucco

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                October 2nd, 2025

Zoning                      Zone 55

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Listing information last updated on October 2nd, 2025 at 5:47pm MDT