$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 viewsâ€"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	76
Zoning	Zone 55
HOA Fees	446
HOA Fees Freq.	Annually