

## \$2,499,900 - 705 Howatt Drive, Edmonton

MLS® #E4444930

**\$2,499,900**

5 Bedroom, 3.50 Bathroom, 4,689 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

DREAM HOME LOTTERY HOME! Built by Birkholz Homes, Edmonton's premier luxury builder, this custom walk-out 2 storey architectural showstopper offers over 7200 sqft of living space on an 11,000 sqft ravine lot in the sought-after community of Jagare Ridge! This masterpiece features 5 bedrooms, 3.5 baths, PRIMARY w/ HUGE walk-in closet & spa-like ensuite, soaring 20ft ceilings, premium cabinetry, 2 fireplaces, wide plank white oak flooring, Gaggenau appliances, quartz counters, butler kitchen, wine cabinet, full wine room, wet bar/games room w/ heated floors, exercise room, home automation, triple/tandem heated garage, and ROOFTOP PATIO with panoramic Whitemud Creek Ravine views. Developed with the finest craftsmanship in one of Edmonton's most vibrant estate communities. Nothing short of spectacular, this home will truly take your breath away!

Built in 2016

### Essential Information

MLS® #	E4444930
Price	\$2,499,900
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
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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	June 28th, 2025
Days on Market	54
Zoning	Zone 55

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