

## \$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	79
Zoning	Zone 55
HOA Fees	446
HOA Fees Freq.	Annually

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