

# \$1,049,999 - 1467 Howes Crescent, Edmonton

MLS® #E4431116

**\$1,049,999**

4 Bedroom, 3.00 Bathroom, 2,550 sqft  
Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Welcome to this Kimberley-built 2,550 sq ft custom masterpiece in the prestigious community of Jagare Ridge. This stunning home seamlessly blends modern elegance with comfort, featuring a chef-inspired kitchen with high-end appliances and a sleek layout, plus a fully equipped spice kitchen – perfect for the culinary enthusiast. The spacious layout boasts an open-to-below concept, flooding the living space with natural light and creating a grand, welcoming atmosphere. A custom feature wall adds designer flair to the main living area. Enjoy the convenience of a main floor bedroom and full bath, ideal for guests or multigenerational living. Upstairs, you'll find a bonus room, three spacious bedrooms, and two full bathrooms. Step outside to your private oasis: a Dura-deck, BBQ gas line, gazebo, and a no-maintenance yard with artificial turf, all overlooking the 17th hole of the stunning golf course. Experience luxury living in one of Edmonton's most sought-after communities.

Built in 2022

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4431116    |
| Price    | \$1,049,999 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,550                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 1467 Howes Crescent |
| Area        | Edmonton            |
| Subdivision | Hays Ridge Area     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 4G6             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Gazebo, Hot Water Instant, No Animal Home, No Smoking Home, Vinyl Windows, HRV System, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer, Water Softener, Window Coverings, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Hardie Board Siding   |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles   |

Construction Wood, Stone, Hardie Board Siding  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 16th, 2025

Days on Market 6

Zoning Zone 55

HOA Fees 472.5

HOA Fees Freq. Annually

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Listing information last updated on April 22nd, 2025 at 8:32am MDT