

# \$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 4

Zoning Zone 55

HOA Fees 472.5

HOA Fees Freq. Annually

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