

## \$890,000 - 1581 Howes Place, Edmonton

MLS® #E4444003

**\$890,000**

4 Bedroom, 3.00 Bathroom, 2,406 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Welcome to this stunning 2024-built masterpiece in the heart of Jagare Ridge, one of Edmonton's most prestigious GOLF COURSE communities. Offering over 2,400 sqft of impeccably designed living space, this 4-BEDS, 3-BATHS home showcases over \$50,000 of architecture and premium upgrades, delivering show home quality throughout. Situated on a premium corner lot with no sidewalk (no extra snow shoveling!), this property has upgrades from premium appliances to high-end designer finishes. The sun-soaked main floor features an OPEN TO BELOW layout with oversized windows, a MAIN FLOOR BEDROOM WITH A FULL BATHROOM, and a chef-inspired kitchen sure to impress. Upstairs, a generous bonus room offers additional flexible living space for relaxing, entertaining, or working from home. Enjoy luxury living just steps from the Jagare Ridge Golf Course, with quick access to major highways, top-rated schools, the Hays Ridge community, and upscale shopping centers. Grass is virtually staged in pictures.

Built in 2023

### Essential Information

MLS® # E4444003

Price \$890,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,406                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 1581 Howes Place |
| Area        | Edmonton         |
| Subdivision | Hays Ridge Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 5C1          |

### **Amenities**

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking Spaces | 2                                              |
| Parking        | Double Garage Attached                         |

### **Interior**

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Stories           | 2                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                       |

### **Exterior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                 |
| Exterior Features | Airport Nearby, Corner Lot, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 83              |
| Zoning         | Zone 55         |
| HOA Fees       | 485             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on September 15th, 2025 at 1:17pm MDT