

## \$1,595,000 - 636 Howatt Drive, Edmonton

MLS® #E4456637

**\$1,595,000**

4 Bedroom, 4.50 Bathroom, 2,868 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, YT

An award winning french country style property, on one of the nicest streets in South Edmonton. A custom built former lottery home backing onto the greens of Jager Ridge Golf Course, this eco-elegant home has been upgraded in every possible way. A "ZERO ENERGY HOME" with \$85,000 Solar Panel System to power your home & sell back to the grid. It includes R40 Insulated Walls, R80 Attic, drain water heat recovery, HRV & air source heat pumps for heating & cooling, insulated tri-pane smart windows, radiant floors & electric car charger. High end estate level finishing, include a french style brick barrel ceiling on the main floor and wood beamed ceilings throughout. A true chefs kitchen with all paneled appliances, Jennair range and Urban Cultivator. Two custom living walls, 3 Bedrooms up all with their own ensuite, bonus room up, mainfloor den, walkout basement with guest suite & fully landscaped large lot with irrigation. Rebuild cost on this house would far exceed asking price.

Built in 2014

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4456637    |
| Price    | \$1,595,000 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,868                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 636 Howatt Drive |
| Area        | Edmonton         |
| Subdivision | Hays Ridge Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | YT               |
| Postal Code | Y6W 2T7          |

### Amenities

|           |                                                                                        |
|-----------|----------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, No Smoking Home, Patio, Walkout Basement, See Remarks, Green Building |
| Parking   | Over Sized, Triple Garage Attached, EV Charging Station                                |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Fiber Cement, Stone                                                                                                                                      |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Cedar Shakes                                                                                                                                                   |

|              |                           |
|--------------|---------------------------|
| Construction | Wood, Fiber Cement, Stone |
| Foundation   | Concrete Perimeter        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2025 |
| Days on Market | 53                  |
| Zoning         | Zone 55             |
| HOA Fees       | 485                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on October 30th, 2025 at 9:17am MDT