

## \$969,900 - 1516 Howes Place, Edmonton

MLS® #E4426923

**\$969,900**

4 Bedroom, 3.00 Bathroom, 2,650 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Welcome to one of Edmonton's most prestigious neighbourhoods of Hays Ridge, near the Jagare Ridge Golf Course, this property includes over 2600 sq/ft of living space, this custom built walk-out home is truly one of a kind. This 4 bed, 3 full bath home is thoughtfully designed with open to below living space on main floor leading to an updated kitchen and butler/spice kitchen, an office/den, laundry room, deck and double garage attached. The home features custom cabinetry, sleek quartz countertops, & premium appliances, wall oven, & gas stove countertop. A sweeping staircase brings you the second floor to a spacious bonus room, a primary suite to your left with sanctuary view to the no back lane offering a peaceful retreat, while 3 additional bedrooms share a full bath. Minutes away from St. Thomas elementary & Dr. Anne Anderson High School, parks, trails and many businesses. This property is a must see, and is ready to move in. Welcome Home!

Built in 2022

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4426923  |
| Price     | \$969,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,650                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1516 Howes Place |
| Area        | Edmonton         |
| Subdivision | Hays Ridge Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 5B9          |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Gas, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                  |
| Fireplaces        | Tile Surround                                                                                                              |
| Stories           | 2                                                                                                                          |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                           |

### Exterior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                 |
| Exterior Features | Airport Nearby, Cul-De-Sac, Flat Site, Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                                                                 |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      St. Thomas  
High                                Dr. Anne Anderson

**Additional Information**

Date Listed                      March 21st, 2025  
Days on Market                87  
Zoning                              Zone 55

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