

## \$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                48  
Zoning                              Zone 55

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Listing information last updated on May 7th, 2025 at 11:02pm MDT