

Courtesy Of David Lofthaug Of Bode

\$1,050,000 - 191 Hays Ridge Boulevard, Edmonton

MLS® #E4462358

\$1,050,000

3 Bedroom, 3.00 Bathroom, 2,444 sqft

Single Family on 0.00 Acres

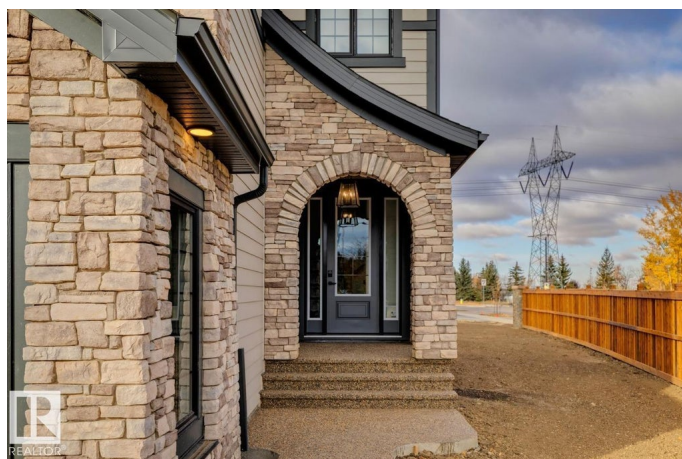
Hays Ridge Area, Edmonton, AB

Welcome to Westport in Jagare Ridge, offering 2,456 sq ft of refined living. This breathtaking showhome features 3 bedrooms and 3 baths, wrapped in an elegant Tudor elevation with signature archway details. Step inside to find a front den (that could be a 4th bedroom), full bathroom, and a custom kitchen boasting an expansive island, flush eating bar, extended cabinetry, and a spice kitchen for an elevated cooking experience. The great room dazzles with open-to-below ceilings and a 60" electric fireplace, while a built-in reading nook at the stairwell injects charm and function. Upstairs, the primary bedroom is a true haven—complete with a spa-style 5-piece ensuite featuring a custom shower and freestanding soaker tub. An entertainment bonus room with glass panel cut-outs overlooks the great room, adding drama and versatility, while two additional bedrooms and convenient second-floor laundry bring it all together.

Built in 2024

Essential Information

MLS® #	E4462358
Price	\$1,050,000
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	2,444
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	191 Hays Ridge Boulevard
Area	Edmonton
Subdivision	Hays Ridge Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4G6

Amenities

Amenities	Closet Organizers, No Animal Home, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Fiber Cement, Stone, Vinyl
Exterior Features	Corner Lot, Cul-De-Sac, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Fiber Cement, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 16th, 2025
Days on Market	24
Zoning	Zone 55
HOA Fees	450
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 9th, 2025 at 12:47am MST