

# **\$1,550,000 - 1562 Howes Place, Edmonton**

MLS® #E4453669

**\$1,550,000**

4 Bedroom, 3.50 Bathroom, 3,066 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Stunning AWARD WINNING 3065 sqft home with heated TRIPLE CAR GARAGE in prestigious Jagare Ridge on a massive pie lot backing the 17th tee box & mature trees—ultimate privacy & views.

Professionally landscaped with 5 outdoor seating areas, 2 maintenance-free decks with gas lines, a putting green & incredible curb appeal. Inside offers 4 bedrooms, bonus room, main floor den, & a fully developed basement with gym (glass doors & Smith machine included), golf simulator room & developed crawl space—ideal for a playroom or storage. Gourmet kitchen features a spice kitchen, walk-in pantry, high-end appliances & loads of cabinetry. Main floor mudroom includes dog wash. Tons of upgrades throughout: designer finishes, smart layout & luxury touches at every turn, too many to count! This rare property blends elegance, function & lifestyle—perfect for entertaining, relaxing or working from home in style. Truly a must-see!

Built in 2022

## **Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | E4453669    |
| Price     | \$1,550,000 |
| Bedrooms  | 4           |
| Bathrooms | 3.50        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,066                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1562 Howes Place |
| Area        | Edmonton         |
| Subdivision | Hays Ridge Area  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6E 5C1          |

### Amenities

|           |                                                                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", Fire Pit, Hot Water Tankless, Smart/Program. Thermostat, HRV System, Natural Gas BBQ Hookup |
| Parking   | Triple Garage Attached                                                                                                                                                   |

### Interior

|                   |                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                   |
| Fireplaces        | Mantel                                                                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                                                        |

### Exterior

|          |                                  |
|----------|----------------------------------|
| Exterior | Wood, Stone, Hardie Board Siding |
|----------|----------------------------------|

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Stone, Hardie Board Siding                                                           |
| Foundation        | Concrete Perimeter                                                                         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 20                |
| Zoning         | Zone 55           |
| HOA Fees       | 450               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on September 8th, 2025 at 1:17am MDT