

## \$949,900 - 1487 Howes Crescent, Edmonton

MLS® #E4457679

**\$949,900**

4 Bedroom, 3.50 Bathroom, 2,718 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Welcome to this beautiful executive home in Hays Ridge that has been expertly crafted by award winning builder Kanvi Homes. Nestled away from the hustle and bustle, this home features gorgeous landscaping and views of the Jagare Ridge Golf Course! Inside, you are greeted with 2718sqft, 4 bdrms, 4 bathrooms, and a partly developed basement! The expansive entry welcomes you to a bright and open modern plan featuring a stunning chef's kitchen, lrg dining nook, great room w/linear fireplace, den, and ½ bath. Heading up the open-tread staircase leads you to the 2nd level that features the bonus rm, laundry, and 4 bdrms. The master suite is stunning with an open concept w/l closet and 5pc ensuite that features an O/S walk-in shower and soaker tub. The mostly developed basement features an open rec rm, 3pc bath, and ample storage! Upgrades include a composite deck, larger lot, 9' ceilings, Hardie board siding, and more! Quietly located close to playgrounds, trails, public transportation, shopping, and the EIA!

Built in 2019

### Essential Information

MLS® # E4457679

Price \$949,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,718
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1487 Howes Crescent
Area	Edmonton
Subdivision	Hays Ridge Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4G6

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Hardie Board Siding, Stone
Exterior Features	Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding, Stone
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 13th, 2025
Zoning	Zone 55
HOA Fees	486.68
HOA Fees Freq.	Annually

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