

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 | 6                  |
| 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 October 22nd, 2025 at 6:17pm MDT