

## \$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/i 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, Stone, Hardie Board Siding                                                                                                                      |
| 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, Stone, Hardie Board Siding                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                    |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 5                    |
| Zoning         | Zone 55              |
| HOA Fees       | 486.68               |
| HOA Fees Freq. | Annually             |

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Listing information last updated on September 18th, 2025 at 8:32am MDT