\$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 havenâ€"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 19

Zoning Zone 55

HOA Fees 450

HOA Fees Freq. Annually

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