

Courtesy Of David Lofthaug Of Bode

## \$998,000 - 211 Hays Ridge Boulevard, Edmonton

MLS® #E4462048

**\$998,000**

3 Bedroom, 2.50 Bathroom, 2,777 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Welcome to the stunning Westport 32' in Jagare Ridge! This 2,808 sq ft farmhouse-style home sits on a desirable corner lot, offering extra windows that fill the open-to-above great room with natural light. Inside, you'll find 8' doors, luxury vinyl plank throughout the main floor, stairs, and upper common areas, plus a spacious den perfect for an office or dining. The kitchen boasts extended cabinetry, a 9' island, and a butler's pantry with access from the large mudroom. The triple-car garage includes drains for added convenience. Upstairs features a central bonus room, second-floor laundry, and a luxurious primary bedroom with a spa-like 5-piece ensuite and walk-in closet. Bedrooms 2 and 3 share a Jack-and-Jill bath. With a 9' basement foundation, this home is both elegant and functional—ideal for modern family living. Live near the golf course and enjoy the luxuries of Jagare Ridge, an established Southwest Edmonton community! Photos are representative.

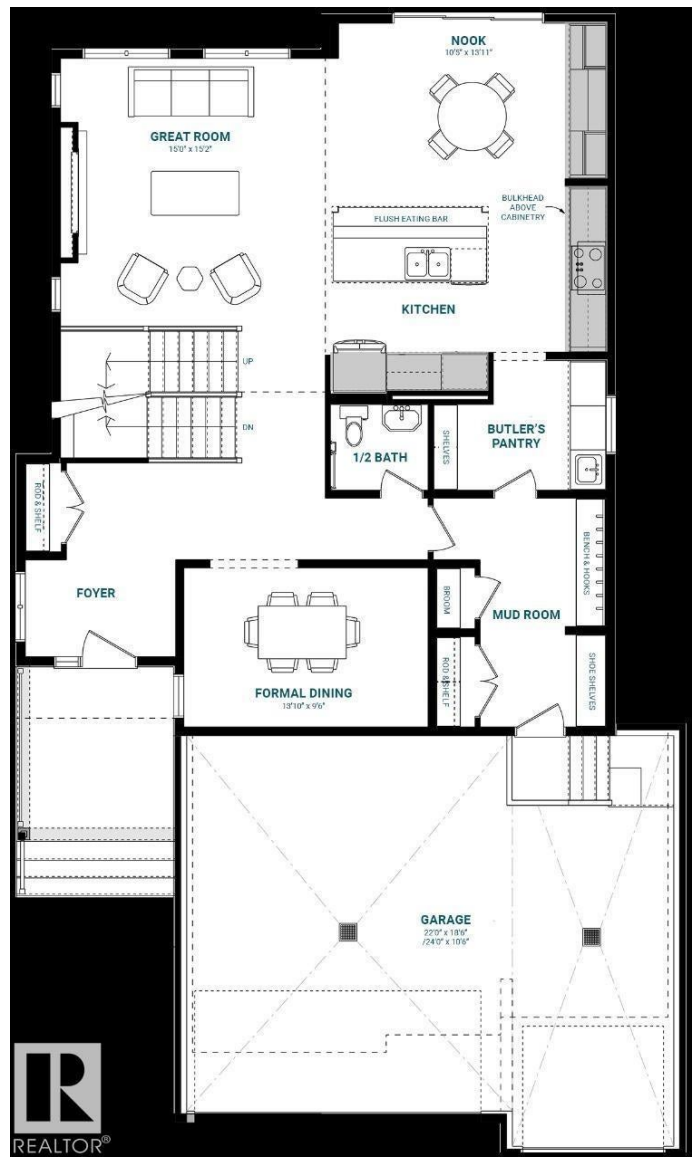
Built in 2025

### Essential Information

MLS® # E4462048

Price \$998,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,777                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 211 Hays Ridge Boulevard |
| Area        | Edmonton                 |
| Subdivision | Hays Ridge Area          |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 4G6                  |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 6                                                                              |
| Parking        | Triple Garage Attached                                                         |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan, Oven-Microwave  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                      |
| Exterior Features | Corner Lot, Golf Nearby, Park/Reserve, Playground Nearby, Public |

|              |                                   |
|--------------|-----------------------------------|
|              | Transportation, Schools, Shopping |
| Roof         | Asphalt Shingles                  |
| Construction | Wood, Vinyl                       |
| Foundation   | Concrete Perimeter                |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 20                 |
| Zoning         | Zone 55            |



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 November 3rd, 2025 at 11:17am MST