

## \$578,000 - 157 Hays Ridge Boulevard, Edmonton

MLS® #E4453195

**\$578,000**

2 Bedroom, 2.50 Bathroom, 1,942 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Experience luxury living in Jagare Ridge™ with NO CONDO FEES! Surrounded by a championship golf course, lush trails, and peaceful ponds, this townhome blends elegance with convenience. The open main floor impresses with soaring 9' ceilings, large windows, and an electric fireplace. The chef's kitchen features Jennair appliances, quartz counters, to-the-ceiling cabinets, built-in bar fridge, a stylish eat-up island, and designer lighting, overlooking an open-to-below dining area that adds dramatic flair. A mudroom with storage and 2 pc bath complete the level. Upstairs offers a bonus room, TWO primary suites each with 4 pc ensuites & walk-in closets, plus upper laundry. Enjoy A/C, smart windows, blinds & lighting, closet organizers & built in safe, and a private deck with patio & low-maintenance turf & security system. Double attached insulated garage included with electric car charger. Close to golf, shopping, dining, and top-rated schools™ this home delivers upscale finishes and effortless living.

Built in 2019

### Essential Information

MLS® # E4453195

Price \$578,000



|                |                      |
|----------------|----------------------|
| Bedrooms       | 2                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,942                |
| Acres          | 0.00                 |
| Year Built     | 2019                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 157 Hays Ridge Boulevard |
| Area        | Edmonton                 |
| Subdivision | Hays Ridge Area          |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 4G5                  |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Smart/Program. Thermostat, See Remarks |
| Parking Spaces | 4                                                                                               |
| Parking        | Double Garage Attached                                                                          |

### Interior

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                          |
| Fireplaces        | Wall Mount                                                                                                                                                                                                                   |
| Stories           | 2                                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                                                                                                             |

**Exterior**

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Hardie Board Siding                                                                                                              |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                              |
| Construction      | Wood, Stone, Hardie Board Siding                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                            |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 17                |
| Zoning         | Zone 55           |
| HOA Fees       | 450               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on September 1st, 2025 at 3:17am MDT