

## \$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

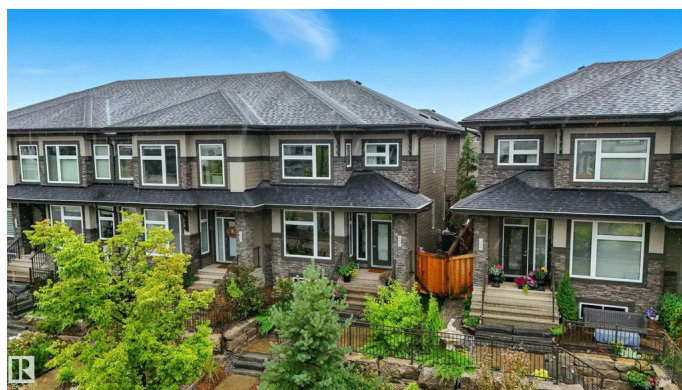
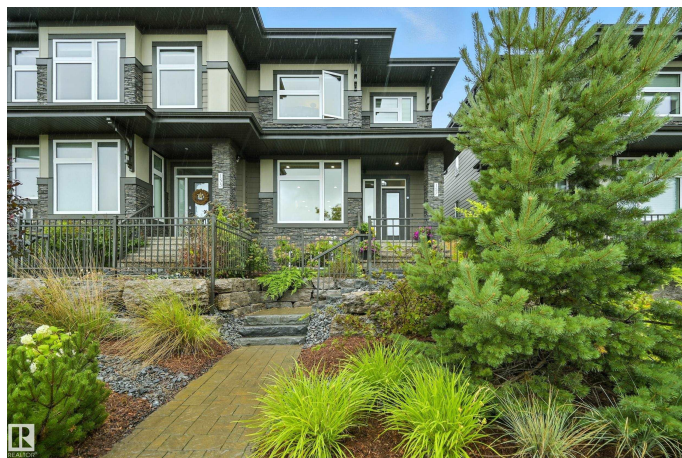
Experience luxury living in Jagare Ridge™ with NO CONDO FEES! Surrounded by a championship golf course, lush trails, and peaceful ponds, this townhome blends elegance with convenience. The open main floor impresses with soaring 9' ceilings, large windows, and an electric fireplace. The chef's kitchen 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	1
Zoning	Zone 55
HOA Fees	450
HOA Fees Freq.	Annually

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Listing information last updated on August 16th, 2025 at 10:32am MDT