# \$509,900 - 619 Merlin Landing Landing, Edmonton

MLS® #E4433641

#### \$509,900

3 Bedroom, 2.50 Bathroom, 1,579 sqft Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

Welcome to this spectacular San Rufo 2-storey home in Hawks Ridge, offering 1579 sq. ft. of thoughtfully designed living space. The main floor features an open-concept layout with soaring 9' ceilings and an abundance of natural light. The inviting living room includes an electric fireplace with a custom mantle, while the kitchen impresses with a large island, 42― cabinets, and stainless steel appliances. A convenient half bath completes the main level. Upstairs, the spacious primary bedroom offers a 4-piece ensuite and walk-in closet. Two additional bedrooms, a 4-piece bath, and upper-floor laundry provide comfort and convenience. Outside, the beautifully landscaped yard includes a patio and vinyl deck, creating a private backyard oasis. A double detached garage and air conditioning add extra value to this high-efficiency home. With over 5 km of scenic walking trails nearby overlooking Big Lake, this turn-key property is ready for you to call home.







Built in 2021

### **Essential Information**

MLS® #	E4433641
Price	\$509,900
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,579
Acres	0.00
Year Built	2021
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## **Community Information**

Address	619 Merlin Landing Landing
Area	Edmonton
Subdivision	Hawks Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0L9

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Detached

### Interior

Interior Features Appliances	ensuite bathroom Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl	
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby,	,

	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

#### **School Information**

Elementary	David Thomas King
Middle	David Thomas King
High	Jasper Place

#### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	1
Zoning	Zone 59

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 May 2nd, 2025 at 3:47am MDT