

## \$655,000 - 519 Merlin Landing, Edmonton

MLS® #E4427776

**\$655,000**

4 Bedroom, 3.50 Bathroom, 2,016 sqft

Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

Exceptional 2021-built home in the desirable community of Hawks Ridge, offering a fully finished basement with an incredible in-law suite, perfect for multi-generational living or added flexibility! The main floor boasts a stylish, classic kitchen with stainless steel appliances, a gas stove, and a handy study desk area. This beautifully maintained home features 3 spacious bedrooms upstairs, including a primary suite with a walk-in closet and a luxurious 5-piece ensuite. A bonus room and convenient upper-floor laundry complete the top level. The fully finished basement includes a separate side entrance, a second kitchen, living room, laundry, and bedroom—ideal for guests or extended family. This home is better than brand new, with completed landscaping, fencing, and a backyard that includes a stamped concrete patio, shrubs, and trees, making it truly move-in ready. With 6 energy-efficient solar panels and a water softener, this home combines modern comfort with sustainability.

Built in 2021

### Essential Information

MLS® # E4427776

Price \$655,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,016
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	519 Merlin Landing
Area	Edmonton
Subdivision	Hawks Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0H5

### **Amenities**

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, HRV System, Solar Equipment
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Stove-Electric, Stove-Gas, Water Softener, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	David Thomas King School
Middle	David Thomas King School
High	Jasper Place School

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	41
Zoning	Zone 59

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