

## \$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.

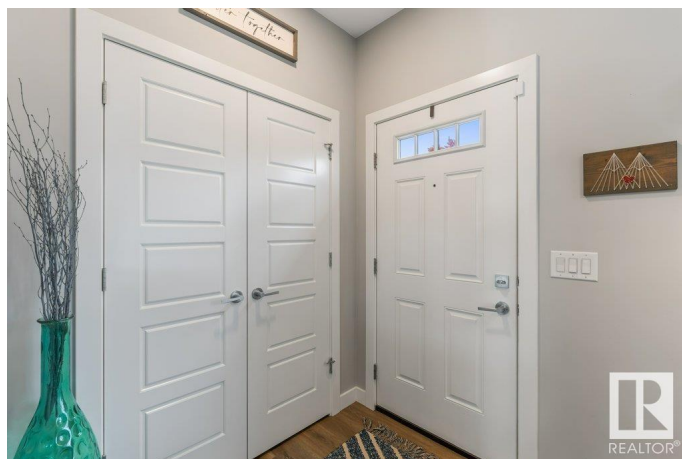
Built in 2021

### 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                   |
| Type           | 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 | ensuite bathroom                                                                                                                                               |
| Appliances        | 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 | 2             |
| Zoning         | Zone 59       |

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Listing information last updated on May 2nd, 2025 at 10:02pm MDT