

Courtesy Of Kamran Amjad Of MaxWell Progressive

## \$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	Double Garage Detached

### **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 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      8

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 April 4th, 2025 at 12:02pm MDT