

\$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.

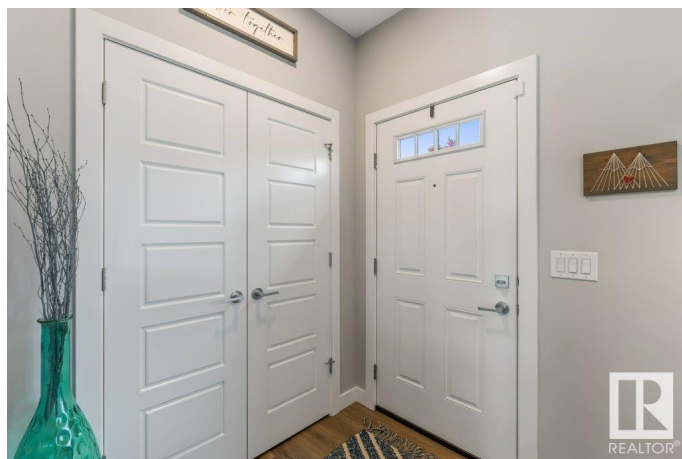
Built in 2021

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	1
Zoning	Zone 59

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Listing information last updated on May 2nd, 2025 at 6:47am MDT