

## **\$674,900 - 516 Merlin Landing Landing, Edmonton**

MLS® #E4429329

**\$674,900**

3 Bedroom, 2.50 Bathroom, 2,236 sqft

Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

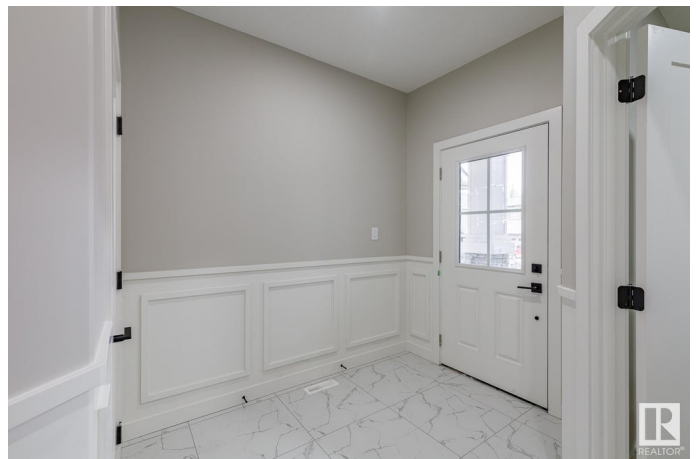
Location, Location, Location! Welcome to this brand new WALKOUT 2236 SQFT 2 storey backing on to walkway by award winning Blackstone Homes in Hawksridge. Upon entering you will be welcomed by nice foyer leading to a much needed den for work from home days, mudroom with built ins, walk through pantry leading to beautiful kitchen with huge island. Dining room with bar, perfect for entertaining. Great room offers 18' open to below ceiling with linear fireplace finished with tiles/wood & coffered ceiling. The 2nd floor offers 3 big size bedrooms, 2.5 baths, bonus room & laundry room. Huge master bedroom with beautiful spa like ensuite offering double sinks, shower & freestanding tub, huge WIC with access to laundry. Other features - Separate entrance, 9' main & basement ceiling, upgraded shower with 10mm frameless door, MDF shelving throughout, feature walls, upgraded plumbing/flooring/electrical, upgraded quartz throughout, SS appliances, New Home Warranty. Close to Henday, Yellowhead, ravine, lake & park.

Built in 2024

### **Essential Information**

MLS® # E4429329

Price \$674,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,236
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	516 Merlin Landing Landing
Area	Edmonton
Subdivision	Hawks Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0L9

### Amenities

Amenities	Bar, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, Walkout Basement, Wet Bar, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Not Fenced, Not Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 5th, 2025
Days on Market	14
Zoning	Zone 59
HOA Fees Freq.	Annually

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Listing information last updated on April 19th, 2025 at 5:17pm MDT