

## \$499,900 - 627 Merlin Landing Landing, Edmonton

MLS® #E4448566

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,700 sqft

Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

Nestled in the scenic community of Hawks Ridge, this charming 3-bed home offers access to nature trails, parks, playgrounds, and quick routes to shopping, schools, and the Anthony Henday. A peaceful, family-friendly setting with city convenience! Enjoy the full-width front porch and breathtaking curb appeal before stepping inside to a bright, open-concept layout with 9' ceilings and an electric fireplace. The white kitchen features ceiling-height cabinets, quartz counters, brushed gold fixtures, modern lighting, island with seating, chimney hoodfan, and built-in microwave. A spacious dining area, mudroom, main floor laundry, and 2-piece bath add everyday ease. Upstairs offers a bonus room, huge primary suite with walk-in closet and 4-piece ensuite, plus two more bedrooms. Outside, a large deck with private yard and fire pit as well as a double detached garage. This home blends modern finishes with smart design in a beautiful natural setting. SOME PHOTOS ARE VIRTUALLY STAGED.

Built in 2021

### Essential Information

MLS® # E4448566

Price \$499,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,700
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	627 Merlin Landing Landing
Area	Edmonton
Subdivision	Hawks Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0M1

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Front Porch, See Remarks
Parking Spaces	2
Parking	Double Garage Detached

### 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	Back Lane, Golf Nearby, Park/Reserve, Playground Nearby, Shopping

	Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

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

### Additional Information

Date Listed	July 18th, 2025
Days on Market	10
Zoning	Zone 59

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