

## \$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.

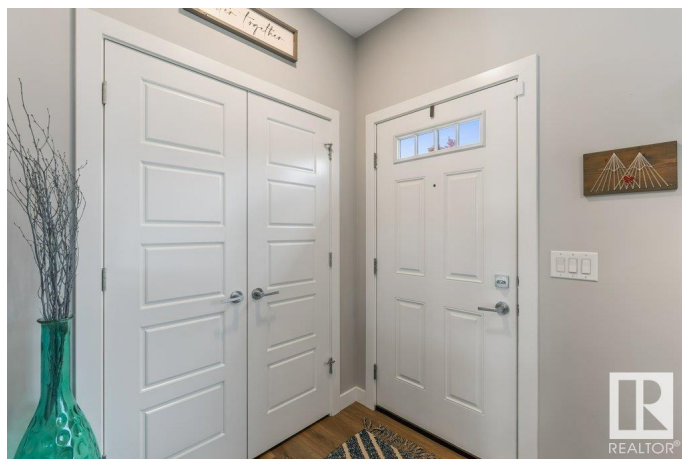
Built in 2021

### 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 3:17am MDT