

\$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	23
Zoning	Zone 59

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