# \$304,998 - 46 531 Merlin Landing, Edmonton

MLS® #E4427040

#### \$304,998

2 Bedroom, 2.00 Bathroom, 922 sqft Condo / Townhouse on 0.00 Acres

Hawks Ridge, Edmonton, AB

Welcome to Hawks Ridge by Big Lake. This brand new townhouse unit the "willow― Built by StreetSide Developments and is located in one of North Edmonton's newest premier communities of Hawks Ridge. With almost 925 square Feet, it comes with front yard landscaping and a single over sized parking pad, this opportunity is perfect for a young family or young couple. Your main floor is complete with upgrade luxury Vinyl Plank flooring throughout the great room and the kitchen. room. Highlighted in your new kitchen are upgraded cabinet and a tile back splash. The upper level has 2 bedrooms and 2 full bathrooms. This town home also comes with a unfinished basement perfect for a future development. \*\*\*Home is under construction and the photos are of the show home colors and finishing's may vary, will be complete in the Fall of 2025 \*\*\*

Built in 2025

#### **Essential Information**

MLS® # E4427040

Price \$304,998

Bedrooms 2

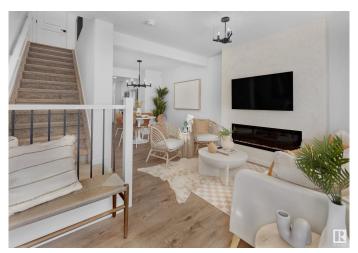
Bathrooms 2.00

Full Baths 2

Square Footage 922







Acres 0.00 Year Built 2025

Type Condo / Townhouse

Sub-Type Townhouse
Style 2 Storey
Status Active

## **Community Information**

Address 46 531 Merlin Landing

Area Edmonton
Subdivision Hawks Ridge
City Edmonton
County ALBERTA

Province AB

Postal Code T5S 0L9

#### **Amenities**

Amenities See Remarks

Parking Pad Cement/Paved

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby,

Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 21st, 2025

Days on Market 110

Zoning Zone 59

Condo Fee \$41

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 8th, 2025 at 10:32pm MDT