

# \$529,900 - 633 Merlin Landing, Edmonton

MLS® #E4457580

**\$529,900**

4 Bedroom, 3.50 Bathroom, 1,734 sqft  
Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Welcome to 633 Merlin Landing NW, a stunning 2-storey home located in one of Edmonton’s most peaceful and family-friendly neighbourhoods. Built in 2021, this former show home boasts 2533 sq. ft. of total living space (including basement) and is packed with premium upgrades and smart home features. Step inside and experience contemporary design paired with practical comfort. The open-concept layout is ideal for modern living, featuring built-in surround sound, full smart home wiring, and HRV system with central humidifier for year-round air quality and comfort. Enjoy outdoor living with a 9x10 ft deck in the fully landscaped backyard.

Built in 2021

## Essential Information

MLS® #	E4457580
Price	\$529,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,734
Acres	0.00



Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	633 Merlin Landing
Area	Edmonton
Subdivision	Hawks Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0M1

### **Amenities**

Amenities	Air Conditioner, Deck, Smart/Program. Thermostat, See Remarks, HRV System
Parking Spaces	3
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Park/Reserve
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed September 11th, 2025  
Days on Market 3  
Zoning Zone 59



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Listing information last updated on September 14th, 2025 at 8:17am MDT