

## \$489,999 - 301 Hawks Ridge Boulevard, Edmonton

MLS® #E4460368

**\$489,999**

3 Bedroom, 2.50 Bathroom, 1,382 sqft

Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

Stunning Walkout in Hawks Ridge! Welcome to your dream home in the heart of family-friendly Hawks Ridge! This beautiful 3 bed, 2.5 bath home features a walkout basement with screened in porch and a heated double detached garage with 220V plug. Enjoy stunning views of Big Lake from your spacious backyard, perfect for relaxing or entertaining! Inside, you'll find a bright, open layout ideal for growing families, with modern finishes throughout. The walkout basement offers endless potential for extra living space or a future suite. Nestled in a peaceful community surrounded by nature, trails, and parks, this is your chance to own in one of Edmonton's most desirable neighbourhoods. Lake views, a walkout basement, and a family-ready layout this one has it all! Don't miss this incredible opportunity!

Built in 2019

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460368  |
| Price      | \$489,999 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,382                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 301 Hawks Ridge Boulevard |
| Area        | Edmonton                  |
| Subdivision | Hawks Ridge               |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5S 0M3                   |

### Amenities

|           |                                                                                                                         |
|-----------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, No Smoking Home, Patio, Vinyl Windows, Walkout Basement, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                                  |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                    |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                     |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, View Lake |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Stone, Vinyl                                     |
| Foundation        | Concrete Perimeter                                     |

### Additional Information

Date Listed           October 2nd, 2025

Days on Market     8

Zoning               Zone 59

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Listing information last updated on October 9th, 2025 at 11:47pm MDT