

\$888,000 - 568 Merlin Landing Landing, Edmonton

MLS® #E4460819

\$888,000

4 Bedroom, 3.00 Bathroom, 2,445 sqft

Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

Live your BIG DREAMS in this BIG HOUSE!
Room for the whole family & then some. Grand front double doors open to bright & sunny living room, den/bedroom off to the right. Deck #1 just past the living room. On the other side is your formal dining room, full 3pc bathroom, chefs kitchen & deck #2. On the 2nd floor find your private primary bedroom with spa like 5pc ensuite. Soaker tub for 2 & large walk-in closet. Down the hall is laundry room, 3large bedrooms, 4pc bathroom and family TV room completes this level. Hunter Douglas blinds throughout. Oversized TRIPLE tandem garage is any motor enthusiast dream; commercial grade heaters, 13' ceilings room for car lift. TWO 12' garage doors. Park the RV, boat, bikes, all the toys. 9' ceilings in basement ready for future development with separate entrance. Almost .30 of an acre lot. You will never find this again in the city. Walking trails through the valley right out front your door. Easy access to Anthony Henday, HWY 16, & shopping amenities. Look no further!

Built in 2019

Essential Information

MLS® # E4460819

Price \$888,000

Lease Rate \$73



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,445
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	568 Merlin Landing Landing
Area	Edmonton
Subdivision	Hawks Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0L9

Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Front Porch, Hot Water Tankless, No Smoking Home, Parking-Extra, R.V. Storage, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Heated, Over Sized, RV Parking, Tandem, Triple Garage Attached, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer, Window Coverings, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 3rd, 2025
Days on Market	6
Zoning	Zone 59

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