

# \$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 "æwillow" 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	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	135

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 August 2nd, 2025 at 11:17pm MDT