

## \$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. Former smart home show home (2021) with built-in surround sound wiring 2533 sq. ft. including completely finished basement  
Top floor: 3 bedrooms, 2 full baths, recreation room  
Main floor: open concept, kitchen, living and dining rooms, 1/2 bath  
Basement: family room, bedroom, full bath with heated floor  
Security system with 2 exterior camera™s and 1 interior camera in family room  
Central air conditioning and humidifier  
Some furniture included with home 9'™ x 10'™ patio deck in back  
Double, drywalled garage with power  
Located in super quiet, family orientated neighbourhood in Hawksridge by Big Lake. Contemporary design paired with practical comfort and premium upgrades. Within walking distance of shopping area that is close to completion.

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                5  
Zoning                              Zone 59



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