

\$799,000 - 520 Merlin Landing Landing, Edmonton

MLS® #E4460807

\$799,000

3 Bedroom, 3.50 Bathroom, 2,328 sqft

Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

Stunning 2022 Jayman-built 5-level split in desirable Hawks Ridge! This 3 bed, 3.5 bath & 1 den home offers nearly 2,400 sq. ft. of living space with soaring 9'ceilings, 28 solar panels, and a walkout basement (11'ceilings) backing onto walking trails. Main floor features Scandinavian-inspired design with white oak engineered hardwood, black accent cabinetry, and quartz waterfall countertops. Chef's kitchen packed with upgrades including S/S gas stove, built-in oven/microwave, extra wide refrigerator and dishwasher. All doors on the property are 8ft high, solid core doors. Expansive primary suite includes heated floors, towel warmer, soaker tub & walk-in shower. Upstairs bonus room plus 2 bedrooms & laundry room. Bright walkout basement with floor-to-ceiling windows and gorgeous trail views. Added comfort with central A/C, water softener, reverse osmosis and an EV charger! Truly a remarkable home in a sought-after community!

Built in 2021

Essential Information

MLS® #	E4460807
Price	\$799,000
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,328
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

Community Information

Address	520 Merlin Landing Landing
Area	Edmonton
Subdivision	Hawks Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0H5

Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Fire Pit, No Smoking Home, Patio, Walkout Basement, See Remarks, Solar Equipment
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Stove-Gas, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, 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	31
Zoning	Zone 59

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