

## \$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 | 13                |
| Zoning         | Zone 59           |

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Listing information last updated on October 16th, 2025 at 3:02am MDT