# \$419,900 - 222 Hawks Ridge Boulevard, Edmonton

MLS® #E4426327

### \$419.900

3 Bedroom, 2.50 Bathroom, 1,375 sqft Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

What a great opportunity to get into the desirable community of Hawks Ridge by Big Lake with miles of trails, lake access, and plenty of parks and green space! This 3 bedroom 2.5 bath home features central air, fresh paint, and a two tiered deck in the fully fenced yard! Nine foot ceilings, pot lighting, quartz counters, and vinyl plank floors all add to the appeal of the open concept main floor. There are 3 bedrooms up including a primary complete with walk-in closet and 4 piece ensuite. Rounding out the second level is a large bonus room and the main bath. The basement is largely unfinished and houses the washer and dryer. Triple pane windows, great curb appeal, and a covered front step. Wow!



#### **Essential Information**

MLS® # E4426327 Price \$419,900

Bedrooms 3

Bathrooms 2.50

Full Baths 2

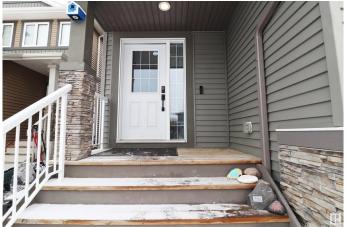
Half Baths 1

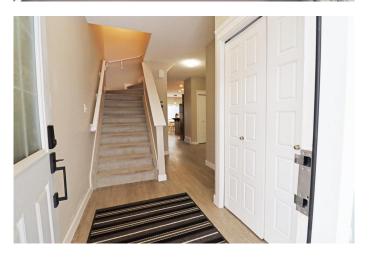
Square Footage 1,375

Acres 0.00

Year Built 2017







Type Single Family
Sub-Type Half Duplex
Style 2 Storey
Status Active

# **Community Information**

Address 222 Hawks Ridge Boulevard

Area Edmonton

Subdivision Hawks Ridge

City Edmonton
County ALBERTA

Province AB

Postal Code T5S 0M1

#### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-

2"x6", Hot Wtr Tank-Energy Star, Vinyl Windows, HRV System

Parking Single Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage

Opener, Hood Fan, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Fenced, Schools, See Remarks

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 18th, 2025

Days on Market 18

Zoning Zone 59

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 April 5th, 2025 at 6:02am MDT