

# \$369,998 - 27 531 Merlin Landing, Edmonton

MLS® #E4450434

**\$369,998**

2 Bedroom, 2.50 Bathroom, 1,018 sqft  
Condo / Townhouse on 0.00 Acres

Hawks Ridge, Edmonton, AB

Welcome to Hawks Ridge. This brand new duplex style townhouse unit the “Hazel” Built by StreetSide Developments and is located in one of Edmonton's newest premier north west communities of Hawks Ridge. With almost 1,020 square Feet, it comes with front yard landscaping and a single over sized garage, this opportunity is perfect for a young family or young couple. Your main floor is complete with luxury Vinyl Plank flooring throughout the great room and the kitchen. The main entrance/ main floor has a good sized entry way. Highlighted in your new kitchen are upgraded cabinets, quartz counter tops and a tile back splash. The upper level has 2 bedrooms and 2 full bathrooms. \*\*\*Home is under construction and the photos are of the show home colors and finishing's may vary , this home is slated to be completed by November \*\*\*



## HAZEL

1018 sq. ft. | 2 bedrooms + 2.5 bathrooms



Dimensions as shown are approximations only and may change without notice. Architectural requirements may alter site elevation and window placement on site. L & G.E. January 2025

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450434  |
| Price      | \$369,998 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |                   |
|----------------|-------------------|
| Square Footage | 1,018             |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 27 531 Merlin Landing |
| Area        | Edmonton              |
| Subdivision | Hawks Ridge           |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5S 0L9               |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | See Remarks                    |
| Parking   | Double Garage Attached, Tandem |

### 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 | July 30th, 2025 |
|-------------|-----------------|

Days on Market     32  
Zoning                Zone 59  
Condo Fee            \$42

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