

\$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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Listing information last updated on September 16th, 2025 at 1:47am MDT