

## \$974,900 - 1265 Peregrine Terrace, Edmonton

MLS® #E4458014

**\$974,900**

3 Bedroom, 2.50 Bathroom, 2,434 sqft

Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

Sweeping custom built 3 bedroom/3 bathroom (w/ bonus room) two-story WALKOUT DREAM HOME BACKING BIG LAKE in the heart of highly desirable community of Hawks Ridge. Airy 2,433+ sq ft. layout is accentuated with golden oak longboard flooring, an abundance of floor to ceiling windows, and soaring 18' great room ceiling detail that bathes the home in warm lake front light. Gourmet kitchen boasts designer waterfall countertop details, high end S/S appliances, walk-through pantry, and large central island that overlooks sun-swept dining and living space. To the side, patio doors lead to elevated patio overlooking private OUTDOOR OASIS w/ \$100,000 worth of UPGRADES offering dream indoor/outdoor living. Upstairs reveals open-concept bonus room overlooking the home as well as three bedrooms including oversized primary w/ spa-like mid-century 5 pc ensuite replete w/ walk-in shower, tub, double sinks, and walk-in dressing room. Add'l amenities include OVERSIZED HEATED GARAGE, A/C, mainfloor den, and SOLAR PANELS.

Built in 2017

### Essential Information

MLS® # E4458014

Price \$974,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,434                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1265 Peregrine Terrace |
| Area        | Edmonton               |
| Subdivision | Hawks Ridge            |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5S 0M4                |

### Amenities

|                |                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Deck, Detectors Smoke, Fire Pit, Patio, Recreation Room/Centre, Walkout Basement, Solar Equipment |
| Parking Spaces | 6                                                                                                                                  |
| Parking        | Double Garage Attached, Heated, Over Sized                                                                                         |
| Is Waterfront  | Yes                                                                                                                                |

### Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                      |
| Fireplaces        | Mantel                                                                                                                                                                         |
| Stories           | 2                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                                                               |

### Exterior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                             |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Private Setting, Rolling Land, Schools, View Lake |
| Roof              | Asphalt Shingles                                                                                                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                                             |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 59              |

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Listing information last updated on September 16th, 2025 at 7:47pm MDT