

\$424,900 - 624 Merlin Landing Nw, Edmonton

MLS® #E4265911

\$424,900

3 Bedroom, 3.00 Bathroom, 1,567 sqft
Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

Welcome to this popular duplex model Newport I by award winning builder BLACKSTONE HOMES with 18 ft ceiling in the great room, leaner fireplace and separate entrance. This amazing duplex floor plan will give you a single family home feel with the open concept plan. Main floor offers much needed den, perfect for work from home, mudroom with walk through pantry leading to huge kitchen with up to the ceiling cabinetry & large island. Great room offer rare to find open to below ceiling with beautiful railing. 2nd floor offers 3 good size bedrooms & 2 full bathrooms. Master bedroom is huge with beautiful ensuite offering double sinks, standing shower, walk in closet. Other features are: double attach garage, 9' main & basement ceilings, soft closing cabinets, upgraded flooring, lighting & plumbing package, Quartz in kitchen & bathrooms, MDF shelving, coffered ceiling in the dining area, separate entrance, New Home Warranty. Pictures are from Show Home, some upgrades are extras, ask listing agent for details.

Built in 2021

Essential Information

MLS® # E4265911

Price \$424,900



| | |
|----------------|---------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,567 |
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | ACTIVE |
| Zone | Zone 59 |

Community Information

| | |
|-------------|-----------------------|
| Address | 624 Merlin Landing Nw |
| Area | Edmonton |
| Subdivision | Hawks Ridge |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5D 0L9 |

Amenities

| | |
|--------------|---|
| Features | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, Programmable Thermostat |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior | Carpet, Ceramic Tile, Vinyl Plank |
| Interior Features | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1 |
| Fireplace | Yes |
| Fireplaces | Electric, Insert |
| # of Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Stone, Vinyl |
| Exterior Features | Playground Nearby, Shopping Nearby, Golf Nearby, No Back Lane |
| Roof | Asphalt Shingles |
| Construction | Wood Frame |
| Foundation | Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | October 8th, 2021 |
| HOA Fees Freq. | Annually |

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Listing information last updated on November 28th, 2021 at 2:16pm MST