

## \$489,900 - 321 Hawks Ridge Boulevard, Edmonton

MLS® #E4447600

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,502 sqft

Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

**NEW LISTING!** This park-facing home is a beautiful property. Located in the fabulous Hawks Ridge neighborhood, this single-family home is built by Hopewell and is within walking distance to scenic trails around Big Lake. The front entrance is welcoming, with a built-in seating/storage bench and a 9' ceiling. The living room faces the park and showcases a brick fireplace with feature shelving. The dining room accommodates large tables and flows perfectly into the kitchen. This stylish kitchen features cabinets to the ceiling, black hardware, faucets, and lighting, as well as two bonus windows and a walk-in pantry. The main floor is completed with feature walls and a half bathroom. Upstairs, you will find your primary bedroom, with a vaulted ceiling, park view, a walk-in closet, and a spacious en-suite. Across the hall is the 2nd-floor laundry, 2 spacious bedrooms, and the main bathroom. The deck offers privacy, and the backyard is completed with a double garage, built in 2021. Welcome Home!

Built in 2017

### Essential Information

MLS® # E4447600

Price \$489,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,502
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	321 Hawks Ridge Boulevard
Area	Edmonton
Subdivision	Hawks Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0M4

### Amenities

Amenities	Ceiling 9 ft., Deck, Parking-Extra, Vaulted Ceiling
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Environmental Reserve, Fenced, Landscaped, Park/Reserve, Private Setting

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

**Additional Information**

Date Listed	July 14th, 2025
Days on Market	6
Zoning	Zone 59
HOA Fees Freq.	Annually

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