

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

# \$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

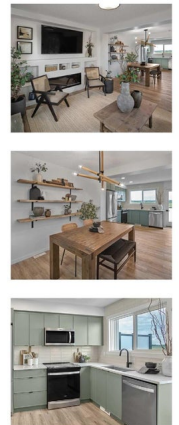
Hawks Ridge, Edmonton, AB

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



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
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Days on Market	39
Zoning	Zone 59
Condo Fee	\$42

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Listing information last updated on September 7th, 2025 at 5:32pm MDT