

## \$888,000 - 568 Merlin Landing Landing, Edmonton

MLS® #E4460819

**\$888,000**

4 Bedroom, 3.00 Bathroom, 2,445 sqft

Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

Live your BIG DREAMS in this BIG HOUSE! Room for the whole family & then some. Grand front double doors open to bright & sunny living room, den/bedroom off to the right. Deck #1 just past the living room. On the other side is your formal dining room, full 3pc bathroom, chefs kitchen & deck #2. On the 2nd floor find your private primary bedroom with spa like 5pc ensuite. Soaker tub for 2 & large walk-in closet. Down the hall is laundry room, 3large bedrooms, 4pc bathroom and family TV room completes this level. Hunter Douglas blinds throughout. Oversized TRIPLE tandem garage is any motor enthusiast dream; commercial grade heaters, 13' ceilings room for car lift. TWO 12' garage doors. Park the RV, boat, bikes, all the toys. 9' ceilings in basement ready for future development with separate entrance. Almost .30 of an acre lot. You will never find this again in the city. Walking trails through the valley right out front your door. Easy access to Anthony Henday, HWY 16, & shopping amenities. Look no further!

Built in 2019

### Essential Information

MLS® # E4460819

Price \$888,000

Lease Rate \$73



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,445                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 568 Merlin Landing Landing |
| Area        | Edmonton                   |
| Subdivision | Hawks Ridge                |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5S 0L9                    |

### Amenities

|           |                                                                                                                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Front Porch, Hot Water Tankless, No Smoking Home, Parking-Extra, R.V. Storage, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Heated, Over Sized, RV Parking, Tandem, Triple Garage Attached, See Remarks                                                                                                                                                           |

### Interior

|                   |                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer, Window Coverings, Refrigerators-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                            |
| Fireplaces        | Mantel                                                                                                                                                                                                                                         |
| Stories           | 2                                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                                                                                                                               |

**Exterior**

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                                           |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                             |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                                                           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 59           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 8th, 2025 at 6:17am MDT