

## \$928,800 - 568 Merlin Landing Landing, Edmonton

MLS® #E4443106

**\$928,800**

4 Bedroom, 3.00 Bathroom, 2,630 sqft

Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

A rare blend of luxury, space, and function—this stunning 4-bed, 3-bath home is built for families who want it all! Featuring a massive triple garage with a 10x12 RV bay and rear yard access, this home is packed with unique upgrades. A grand double-door entry opens to a wide tiled foyer, leading to a sun-filled Great Room with fireplace and a main floor office/den. The chef-inspired kitchen flows to a large deck, with an adjacent dining area and full bath on the main level. Upstairs offers 4 spacious bedrooms, including a luxurious primary with walk-in closet and ensuite, a large bonus room, full bath, and laundry with sink. The unspoiled basement features a separate side entry—perfect for a future suite or dream rec space. With garage access directly into the home and two decks to enjoy the outdoors, this property is designed for living large. A true gem—loaded with potential and ready to impress!

Built in 2019

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4443106  |
| Price      | \$928,800 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,630                  |
| 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, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Instant, HRV System, 9 ft. Basement Ceiling |
| Parking   | RV Parking, Triple Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Curtains and Blinds, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Wall Mount  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Fruit Trees/Shrubs, No Back Lane, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 59         |

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Listing information last updated on July 1st, 2025 at 5:17pm MDT