

Courtesy Of Christopher Chan Of Rimrock Real Estate

## \$799,000 - 520 Merlin Landing Landing, Edmonton

MLS® #E4460807

**\$799,000**

3 Bedroom, 3.50 Bathroom, 2,328 sqft  
Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

Stunning 2022 Jayman-built 5-level split in desirable Hawks Ridge! This 3 bed, 3.5 bath & 1 den home offers nearly 2,400 sq. ft. of living space with soaring 9'ceilings, 28 solar panels, and a walkout basement (11'ceilings) backing onto walking trails. Main floor features Scandinavian-inspired design with white oak engineered hardwood, black accent cabinetry, and quartz waterfall countertops. Chef's kitchen packed with upgrades including S/S gas stove, built-in oven/microwave, extra wide refrigerator and dishwasher. All doors on the property are 8ft high, solid core doors. Expansive primary suite includes heated floors, towel warmer, soaker tub & walk-in shower. Upstairs bonus room plus 2 bedrooms & laundry room. Bright walkout basement with floor-to-ceiling windows and gorgeous trail views. Added comfort with central A/C, water softener, reverse osmosis and an EV charger! Truly a remarkable home in a sought-after community!

Built in 2021

### Essential Information

MLS® #	E4460807
Price	\$799,000
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,328
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

### Community Information

Address	520 Merlin Landing Landing
Area	Edmonton
Subdivision	Hawks Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0H5

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Fire Pit, No Smoking Home, Patio, Walkout Basement, See Remarks, Solar Equipment
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Stove-Gas, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, 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 8  
Zoning Zone 59

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Listing information last updated on October 11th, 2025 at 8:47am MDT