

## \$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 | 19              |
| Zoning         | Zone 59         |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 2nd, 2025 at 4:47pm MDT