

## \$459,900 - 232 Hawks Ridge Boulevard, Edmonton

MLS® #E4430143

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,551 sqft

Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

Immaculate! This one owner home is move in ready and offers everything you have been looking for at a price you can afford! Boasting 3 bedrooms, 3 bathrooms, a modern open concept design with grand entrance way opening up to the kitchen with gorgeous thick GRANITE countertops, high end stainless appliances, tons of sleek dark cabinetry and a corner pantry, living room offers a GAS burning fireplace flanked by windows to the back yard, dining area offers access to the attached back deck and fenced and landscaped yard where you will be delighted with your 2 apple trees, cherry tree, haskap berries, saskatoon berries, blueberries, strawberries, grapes, rhubarbs and chives! The upper level offers 3 very good sized bedrooms, primary opens with double doors and offers a walk in closet and full 4 piece bath, other 2 bedrooms share a full 4 piece bath, convenient 2nd floor laundry completes the upper level. Wonderful family friendly community with great trails and easy access to connecting routes! Shows 10/10!

Built in 2017

### Essential Information

MLS® # E4430143

Price \$459,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,551         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 232 Hawks Ridge Boulevard |
| Area        | Edmonton                  |
| Subdivision | Hawks Ridge               |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5S 0M1                   |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Deck, No Smoking Home |
| Parking   | Double Garage Attached                                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Landscaped |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | David Thomas King School |
| Middle     | David Thomas King School |
| High       | Jasper Place School      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 59          |

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Listing information last updated on April 20th, 2025 at 5:02am MDT