

# \$419,900 - 222 Hawks Ridge Boulevard, Edmonton

MLS® #E4426327

## \$419,900

3 Bedroom, 2.50 Bathroom, 1,375 sqft  
Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

What a great opportunity to get into the desirable community of Hawks Ridge by Big Lake with miles of trails, lake access, and plenty of parks and green space! This 3 bedroom 2.5 bath home features central air, fresh paint, and a two tiered deck in the fully fenced yard! Nine foot ceilings, pot lighting, quartz counters, and vinyl plank floors all add to the appeal of the open concept main floor. There are 3 bedrooms up including a primary complete with walk-in closet and 4 piece ensuite. Rounding out the second level is a large bonus room and the main bath. The basement is largely unfinished and houses the washer and dryer. Triple pane windows, great curb appeal, and a covered front step. Wow!

Built in 2017

### Essential Information

MLS® #	E4426327
Price	\$419,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,375
Acres	0.00
Year Built	2017



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	222 Hawks Ridge Boulevard
Area	Edmonton
Subdivision	Hawks Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0M1

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", Hot Wtr Tank-Energy Star, Vinyl Windows, HRV System
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	19
Zoning	Zone 59

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Listing information last updated on April 6th, 2025 at 8:32am MDT