

# **\$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 drive thru to 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	Heated, 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	25
Zoning	Zone 59

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Listing information last updated on July 14th, 2025 at 2:17am MDT