

## \$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	9
Zoning	Zone 59

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 5:47pm MDT