

## \$474,900 - 189 Hawks Ridge Boulevard, Edmonton

MLS® #E4440923

**\$474,900**

4 Bedroom, 3.50 Bathroom, 1,357 sqft

Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

**NEW CONDITION** Stunning Duplex in Hawks Ridge â€“ Move-In Ready! This A/C'd 4 bedroom, 4 bath duplex with Dbl detached garage offers exceptional comfort, style, and functionality. Recent upgrades include brand new vinyl flooring and plush carpet, electric fireplace, lighting fixtures and custom woodwork throughout giving the home a fresh, modern feel. The open-concept main floor is perfect for entertaining, featuring a sleek kitchen with quartz countertops, stainless steel appliances, and a large island adjacent your dining space. Upstairs, youâ€™™ll find 3 generously sized bedrooms, including an ample sized primary with a walk-in closet and private ensuite. The fully finished basement provides a 4th bedroom option, a 4 pce bath, a large rec and laundry and storage spaces. Nestled in the vibrant community of Hawks Ridge, this home offers easy access to walking trails, public transportation, parks, schools, daycare and shopping! **DON'T MISS OUT! WE HAVE YOUR KEYS!**

Built in 2013

### Essential Information

MLS® # E4440923

Price \$474,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,357
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	189 Hawks Ridge Boulevard
Area	Edmonton
Subdivision	Hawks Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0H6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, See Remarks
Parking	Double Garage Detached, Insulated, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	15
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 June 21st, 2025 at 4:48pm MDT