

## \$429,900 - 206 Hawks Ridge Boulevard, Edmonton

MLS® #E4431656

**\$429,900**

3 Bedroom, 2.50 Bathroom, 1,473 sqft

Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

Located in Desirable Hawks Ridge by Big Lake sits this 3 bedroom 2.5 bath home featuring central air conditioning , two tiered deck, hot tub & fully fenced yard! The main floor offers 9 foot ceilings. half bath, luxury vinyl plank flooring, living room, dinning room & kitchen with, quartz countertops, island, stainless steel appliances & pantry. Rounding out the second level is vinyl plank flooring, bonus room , main 4 pc bath, & 3 bedrooms with the primary bedroom featuring, a walk in closet & 4 pc ensuite. The unfinished basement is roughed in for a washroom and is waiting for your creative ideas. Just steps away from nature trails and parks your dream home awaits. Includes triple pain windows, professionally installed custom blinds, gas stove & gas bbq hookup.

Built in 2018

### Essential Information

MLS® #	E4431656
Price	\$429,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,473
Acres	0.00



Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	206 Hawks Ridge Boulevard
Area	Edmonton
Subdivision	Hawks Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0M1

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Tub, No Smoking Home, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Composition, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Composition, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 18th, 2025
Days on Market	1
Zoning	Zone 59
HOA Fees	50
HOA Fees Freq.	Annually

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