

## \$659,900 - 2006 Redtail Common, Edmonton

MLS® #E4457165

**\$659,900**

4 Bedroom, 3.50 Bathroom, 2,115 sqft

Single Family on 0.00 Acres

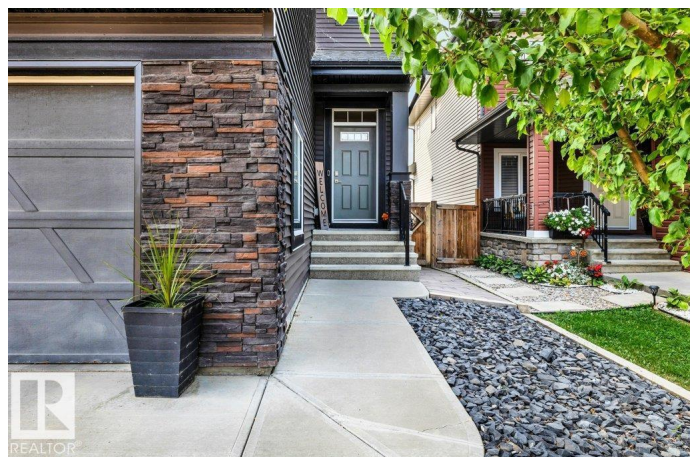
Hawks Ridge, Edmonton, AB

Welcome to this stunning 2-storey walkout family home backing onto a walking trail. It comes complete with a triple-car heated garage featuring a tandem stall and workbench. Designed for entertaining, the outdoor space offers a large west-facing deck, a covered patio, and a cozy firepit. Inside, the bright and open main floor boasts a functional kitchen, an abundance of natural light, and a welcoming gas fireplace. Upstairs, you'll find three bedrooms, two bathrooms, a large laundry room, and a spacious bonus room, including a primary retreat with a walk-in closet and a luxurious 5-piece ensuite. The fully finished lower level is perfect for family living with a dry bar, a comfortable media-ready family room, a fourth bedroom, and a 3-piece bath. Additional highlights include air conditioning, low-maintenance landscaping, and close proximity to Lois Hole Provincial Park for endless outdoor enjoyment.

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457165  |
| Price      | \$659,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,115                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2006 Redtail Common |
| Area        | Edmonton            |
| Subdivision | Hawks Ridge         |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5S 0H2             |

### **Amenities**

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Air Conditioner, Deck, Fire Pit, Walkout Basement |
| Parking   | Heated, Tandem, Triple Garage Attached            |

### **Interior**

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                 |
| Fireplaces        | Tile Surround                                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                      |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Landscaped |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 11th, 2025

Days on Market                6

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 September 17th, 2025 at 6:47pm MDT