

\$439,900 - 246 Hawks Ridge Boulevard, Edmonton

MLS® #E4465351

\$439,900

1 Bedroom, 2.50 Bathroom, 1,544 sqft

Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

Welcome to Hawks Ridge! This stunning 3-bedroom half duplex offers the perfect blend of style, comfort, & modern living. Step inside to an open main floor featuring beautiful laminate flooring, and a spacious living & dining area ideal for entertaining. The modern kitchen boasts stainless steel appliances, quartz countertops, and sleek cabinetry. Upstairs, you'll find three generous bedrooms, including a primary suite with a private ensuite. The upper floor also features a cozy bonus area. The unfinished basement offers great potential for future development, complete with a 3-piece bathroom rough-in. Additional highlights include a tankless water heater for energy efficiency. Located in the desirable Hawks Ridge community, this home is surrounded by nature trails, parks, and easy access to amenities—perfect for families or first-time buyers alike. Don't miss your chance to call this beautiful home yours!

Built in 2017

Essential Information

MLS® #	E4465351
Price	\$439,900
Bedrooms	1
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,544
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	246 Hawks Ridge Boulevard
Area	Edmonton
Subdivision	Hawks Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0M2

Amenities

Amenities	Deck, No Animal Home, No Smoking Home, See Remarks
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

Additional Information

Date Listed November 10th, 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 November 16th, 2025 at 5:47am MST