

## **\$675,000 - 237 Hawks Ridge Boulevard, Edmonton**

MLS® #E4450267

**\$675,000**

3 Bedroom, 3.50 Bathroom, 2,395 sqft

Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

Welcome to Hawks Ridge! Idyllic NW community surrounded by parks, trails & adjacent to Big Lake/Lois Hole Provincial Park. Quick access to Anthony Henday for all your community requirements. Steps away from future Hawks Ridge School PLUS, golfers will love the proximity to Glendal Golf Club. Immaculate, like-new, 2-storey home built by Montorio Homes features 3 bdrms+main-level office, 3.5 baths, upper-level family/laundry room, black-out blinds & partially finished walk-out basement w/3pc bathroom, storage closet, drywall & one coat tape. Gorgeous floor plan showcases welcoming foyer, curved staircase, great room w/stone facing gas fireplace & balcony access w/amazing views. Chef's kitchen is anchored by large centre island, hi-end appliances, abundance of cabinetry, quartz countertops & walk-thru pantry to mudroom w/bench. Incredible back yard oasis w/covered patio, low-maintenance artificial turf & gardens. Amazing owners suite features luxurious 5 pc ensuite w/corner soaker tub & large WIC. MUST SEE!!

Built in 2020

### **Essential Information**

MLS® # E4450267

Price \$675,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,395                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 237 Hawks Ridge Boulevard |
| Area        | Edmonton                  |
| Subdivision | Hawks Ridge               |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5S 0M1                   |

### Amenities

|                |                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Patio, Television Connection, Vinyl Windows, Walkout Basement, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                            |
| Parking        | Double Garage Attached, Over Sized                                                                                                           |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                           |
| Fireplaces        | Glass Door, Insert, Stone Facing                                                                                                                                              |
| Stories           | 3                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Partially Finished                                                                                                                                                      |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                 |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 25              |
| Zoning         | Zone 59         |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 24th, 2025 at 12:17am MDT