

## \$465,000 - 847 Northern Harrier Lane, Edmonton

MLS® #E4451209

**\$465,000**

3 Bedroom, 2.50 Bathroom, 1,675 sqft

Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

Welcome to this stunning like-new duplex in the sought-after community of Hawks Ridge, offering style, space, and smart design just steps from nature. Built in 2021, this modern 2-storey home features a double attached garage and over 1,500 sqft of well-planned living space. Step inside to find an inviting open-to-above living room with a cozy electric fireplace, perfect for entertaining or relaxing. The main floor office provides the ideal work-from-home setup, while the walk-through pantry from the garage makes grocery runs a breeze. Upstairs, you'll find 3 spacious bedrooms, including a primary suite with a walk-in closet, double sinks, and a walk-in shower in the ensuite. Enjoy the convenience of second-floor laundry. The backyard comes with deck and hot tub. Take advantage of the unfinished basement ready for your personal touch. Located in a vibrant, nature-rich neighbourhood near parks, trails, and easy access to major roadways – this is Hawks Ridge living at its best.

Built in 2021

### Essential Information

MLS® # E4451209

Price \$465,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,675         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 847 Northern Harrier Lane |
| Area        | Edmonton                  |
| Subdivision | Hawks Ridge               |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5S 0H5                   |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Hot Tub, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                       |
| Parking        | Double Garage Attached                                                                  |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks, TV Wall Mount, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                   |
| Fireplaces        | Tile Surround                                                                                                                                                         |
| Stories           | 2                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                                      |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, No Back Lane, Shopping Nearby |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Vinyl                                                   |
| Foundation        | Concrete Perimeter                                            |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 13               |
| 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 August 18th, 2025 at 6:47pm MDT