



Edmonton **59 Hawks Ridge** **LP: \$354,900**
 191 Hawks Ridge BV NW NW **SP:** M

ACTIVE

Type:	Half Duplex	Listing ID#:	E4224436
Style:	2 Storey	Bdrms Above:	2
Year Built:	2013	Bdrms Total:	2
Full Baths:	2	Basement:	Full
Half Baths:	1	Bsmnt Dev:	Unfinished
Tot A.G. SqFt:	1,474.67	Tot A.G. SqM:	137.00

Welcome Home! This executive styled half duplex is in the beautiful area of Hawks Ridge at Big Lake, surrounded by natural forest & walkways yet close to all amenities & public transit. Step into the spacious foyer & note the luxurious upgrades-hardwood floors, Edison styled lighting, craftsman styled doors, upgraded hardware & 9 foot ceilings & more! The stunning kitchen features high end s/s appliances, huge island, full height cabinets, granite counter tops & large walk-in pantry. Entertaining is easy with a large bright living/dining room & a bonus office space makes a work at home plan easy! Upstairs you will find 2 large bedrooms, amazing laundry room + main bath and walk-in closet/ensuite w/ double sinks in the huge primary bedroom. There is a fabulous deck w/ gas BBQ outlet and sizeable yard for your enjoyment or for beloved pets! Enjoy central A/C in summer and double detached garage in winter! Make your move & enjoy beautiful Hawks Ridge & a move in ready home with all the bells & whistles!!

Directions:

Virtual Tour: <https://vimeo.com/498391497>

Brochure: <http://www.191-HawksRidgeBlvd.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	1	0	0	Main:		
Ensuite Baths:		0	0	1	0	0	Uppr:		
Finish Levels:	2						AbGd:	137.00	1,474.67
Fireplace Y/N:	N		Fireplace Type:				Lowr:		
Parking:	Double Garage Detached						BIGd:		
Garage Dim:			Prk Encl/Ttl:		2 / 2		Total A.G.:	137.00	1,474.67

Living Room:	M	Primary Bedroom:	U
Dining Room:	M	Bedroom 2:	U
Kitchen:	M	Bedroom 3:	
Family Room:		Bedroom 4:	
Den:			
Bonus Room:			

Flooring:	Carpet, Ceramic Tile, Hardwood	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Stone, Vinyl	Features:	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Exterior Walls 2"x8"
Site Influences:	Fenced, Golf Nearby, Landscaped		

Goods Included: Dishwasher-Built-In, Refrigerator, Stove-Gas

Restrictions: None Known

Goods Excluded:

Warranty:

Elem School:

Jr. High School:

Sr High School:

Condo Name:		Condo Fee Incld:	
Condo Fee:		HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace:		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:		Lot Shape:	Rectangular	Lot Dimen:	
Frontage:		Zoning:			
Conform:		Front Expos:	North		
Taxes:	\$3,128.75 2020	Local Improve:			