



## 523 MERLIN LANDING Landing Edmonton AB

\$539,000

Located in the growing community of Hawks Ridge, this modern 2-storey home offers 1,800 sq. ft. of smart design with central AC. Ideal for families or professionals. Enter into a spacious foyer leading to an open-concept Great Room with large windows & a sleek gas fireplace. The chef's kitchen includes a peninsula island, pantry, granite countertops, tile backsplash, built-in wall oven, countertop stove, microwave, and hood fan. A functional mudroom and heated garage with 240V power and keyless entry. Upstairs, you'll find 3 sizeable bedrooms, including a primary suite featuring a 5-piece ensuite with a deep soaker tub, dual vanities, & a walk-in closet. The upgraded staircase with modern iron railing leads to the second-floor laundry for convenience. Hardwood covers the foyer, hall, kitchen, dining, and Great Room, with tile in the bathrooms, laundry, and mudroom. Stairs and bedrooms are carpeted for added comfort. Enjoy proximity to schools, shopping, and quick access to major route. AND BRAND NEW DECK!

Listing Presented By:



Originally Listed by:  
RE/MAX River City

debi@debisells.ca  
<http://www.debisells.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)