

## \$494,900 - 860 Northern Harrier, Edmonton

MLS® #E4430619

**\$494,900**

3 Bedroom, 3.00 Bathroom, 1,545 sqft

Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

### READY FOR QUICK POSSESSION !!

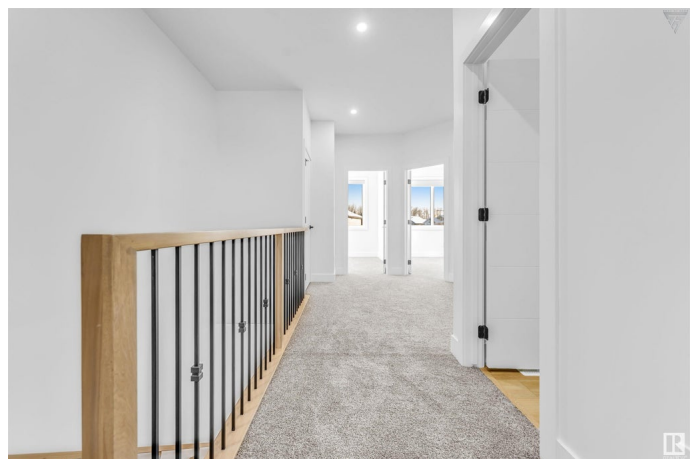
Welcome to this stunning 1,545 sq. ft. two-story single-family home, designed for modern living with thoughtful touches throughout. Situated on a desirable lot with space for a detached garage, this home boasts a walkout basement, offering added versatility and potential. The main floor features a spacious living room centered around a cozy electric fireplace, perfect for relaxing or entertaining. A convenient mudroom keeps your home organized, while the half bath on this level adds to the practicality of the space. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with a full ensuite bath. An additional full bathroom serves the other bedrooms. A versatile bonus room on this floor provides extra space for a home office, play area, or media room. With its functional layout and charming details, this home is ideal for families seeking comfort and convenience. Don't miss the opportunity to make it yours!

Built in 2024

### Essential Information

MLS® # E4430619

Price \$494,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,545                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 860 Northern Harrier |
| Area        | Edmonton             |
| Subdivision | Hawks Ridge          |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5S 2B9              |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Ceiling 9 ft.            |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Asphalt, Stone, Vinyl                     |
| Exterior Features | Golf Nearby, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Asphalt, Stone, Vinyl                     |
| Foundation        | Concrete Perimeter                              |

**Additional Information**

Date Listed            April 12th, 2025  
Days on Market      15  
Zoning                Zone 59

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