

Courtesy Of Jashandeep S Sidhu Of Sterling Real Estate

## \$499,000 - 860 Northern Harrier Lane, Edmonton

MLS® #E4417294

**\$499,000**

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® # E4417294

Price \$499,000



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 Lane
Area	Edmonton
Subdivision	Hawks Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 2B9

### **Amenities**

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Exterior Walls- 2"x6", Hot Water Natural Gas, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking	No Garage, Parking Pad Cement/Paved

### **Interior**

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

### **Exterior**

Exterior	Wood, Asphalt, Stone, Vinyl
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Exterior Features	Golf Nearby, No Through Road, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 7th, 2025
Days on Market	91
Zoning	Zone 59

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Listing information last updated on April 7th, 2025 at 11:17pm MDT