

## \$524,900 - 305 Hawks Ridge Boulevard, Edmonton

MLS® #E4454358

**\$524,900**

4 Bedroom, 3.50 Bathroom, 1,565 sqft

Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

This custom Hopewell Homes walkout 2-storey blends smart design with elevated finishes in a prime location. The main floor is filled with natural light, flowing from the living room into a generous dining area and then into a chef's kitchen with quartz countertops, Fisher & Paykel appliances, double ovens, and a five-burner gas cooktop. Lake views frame the entire space, making every gathering feel special. Upstairs, the primary suite offers a spa-like ensuite and a walk-in closet with custom organizers, joined by two more bedrooms, a full bath, and laundry. The finished walkout basement adds a large rec room, bedroom, and full bath with direct outdoor access. An oversized garage with attic storage and an epoxy-coated floor completes the home. Outside, SynLawn landscaping, a composite deck, and stamped concrete patio maximize outdoor living, while inside, West Elm lighting and shiplap accents bring a modern edge. Minutes from St. Albert with fast Henday and Yellowhead access.

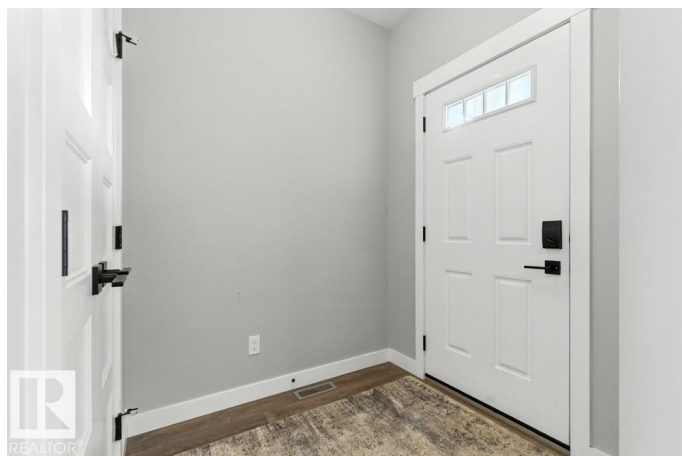
Built in 2017

### Essential Information

MLS® # E4454358

Price \$524,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,565                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 305 Hawks Ridge Boulevard |
| Area        | Edmonton                  |
| Subdivision | Hawks Ridge               |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5S 0M5                   |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Walkout Basement, Workshop |
| Parking   | Double Garage Detached     |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Gas, Washer, Oven Built-In-Two |
| Heating           | Forced Air-1, Natural Gas                                                                 |
| Stories           | 3                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Finished                                                                            |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Hillside, View Lake |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed            August 22nd, 2025  
Days on Market      1  
Zoning                Zone 59

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