

Courtesy Of Aldo Esposito Of Century 21 Masters

## **\$549,000 - 856 Northern Harrier Lane, Edmonton**

MLS® #E4445054

**\$549,000**

4 Bedroom, 3.50 Bathroom, 1,556 sqft

Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

Professionally-Finished Legal Basement Suite! Welcome to this 4 Bedroom Home in Pristine Show Home Condition! This Italian-Built home from San Rufo Homes is Better Than New with Landscaping, Deck, Fence & Appliances already completed - plus the entire home is in Mint Condition and is Move In Ready with Immediate Possession Available! Your open concept main floor has upgrades like large windows, fireplace, stainless steel appliances, full pantry, quartz countertops, tile backsplash and more. The Master Bedroom includes an Ensuite a great Walk In Closet, plus two additional bedrooms, another bathroom and convenient Upstairs Laundry Room! Downstairs is the perfect income generating Legal Suite with high end finishes, separate entrance and separate laundry. You'll love the Sunny backyard with deck that is fully fenced and landscaped, plus a great double detached garage! Welcome to one of West Edmonton's Top Communities - steps to trails, Lois Hole Provincial Park & The Henday. Immediate Possession Available!

Built in 2022

### **Essential Information**

MLS® # E4445054

Price \$549,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,556                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 856 Northern Harrier Lane |
| Area        | Edmonton                  |
| Subdivision | Hawks Ridge               |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5S 0P8                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two, Oven Built-In-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert, Mantel   |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Flat Site, Level Land, Low Maintenance Landscape, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Winterburn,Albert Lacombe  |
| Middle     | Winterburn,David Thomas Ki |
| High       | Oscar Romero,St.Francis    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 59         |

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Listing information last updated on July 6th, 2025 at 11:32am MDT