

# \$479,000 - 822 Northern Harrier Lane, Edmonton

MLS® #E4417361

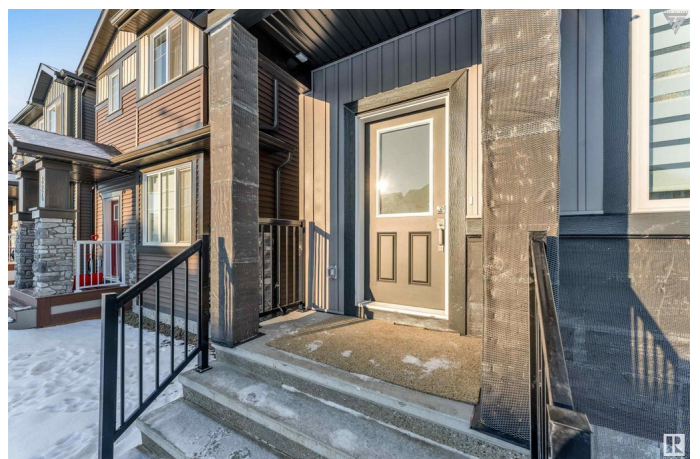
**\$479,000**

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. 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, youâ€™™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. Donâ€™™t miss the opportunity to make it yours!

Built in 2024



## Essential Information

MLS® #	E4417361
Price	\$479,000
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	822 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
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 8th, 2025
Days on Market	64
Zoning	Zone 59

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Listing information last updated on March 13th, 2025 at 3:32pm MDT