

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	1
Zoning	Zone 59

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Listing information last updated on July 1st, 2025 at 8:02am MDT