

## **\$614,900 - 1274 Peregrine Terrace, Edmonton**

MLS® #E4428234

**\$614,900**

5 Bedroom, 3.50 Bathroom, 2,145 sqft

Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

This stunning fully finished 5 BEDROOM HOME is located in desirable family friendly Hawks Ridge! Upon entry you are greeted with tons of natural light and a modern color palette. The upgraded kitchen boasts quartz countertops, S.S. appliances, beautiful cabinetry and a large pantry. There is a good sized dining area, overlooking the cozy living room. You will also find a handy den/office, and a 2 pc powder room to round off the main floor. Upstairs is an oversized bonus room perfect for movie nights, a handy laundry room and 3 good sized bedrooms. The primary bedroom features a walk in closet, and spa-like 5 pc ensuite featuring a soaker tub and separate glass shower. The finished basement has a family room, 2 more bedrooms and a 4 pc bathroom. The fully fenced south facing backyard is nicely landscaped with a deck great for family bbq's and back alley access. Steps away from a future k-6 school, close to all amenities, trails, Big Lake, & easy access to Yellowhead Trail & Anthony Henday. Welcome Home!!

Built in 2016

### **Essential Information**

MLS® # E4428234

Price \$614,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,145
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1274 Peregrine Terrace
Area	Edmonton
Subdivision	Hawks Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0M4

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land,

	Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 30th, 2025
Days on Market	32
Zoning	Zone 59

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