

## \$625,000 - 1262 Peregrine Terrace, Edmonton

MLS® #E4425642

**\$625,000**

4 Bedroom, 3.50 Bathroom, 2,191 sqft

Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

Imagine a life waking up to the sounds of nature or spending the afternoon kayaking at Big Lake. This move in ready 2191 sqft, 4-bed, 3.5-bath home in Hawks Ridge offers both style & functionality. The main floor impresses w/an open-to-below living room featuring a striking fireplace feature wall, bright dining area, sleek kitchen w/stone countertops & a convenient walk-thru pantry. A den, mudroom & powder room complete this level. Upstairs, a spacious bonus room w/vaulted ceilings & park views provides a perfect retreat, along with 2 large bedrooms, a laundry room & a luxurious primary suite w/a 5-pc ensuite, soaker tub & walk-in shower. The partly finished basement offers a 4th bed & full bath. Outside, enjoy a fully fenced & landscaped south-facing backyard & oversized 21x27 garage, equipped w/220V for future EV charging. Air conditioning ensures year-round comfort, & the home is just minutes from Lois Hole Park, public transit, future schools, parks, and scenic walking trails. Come fall in love.

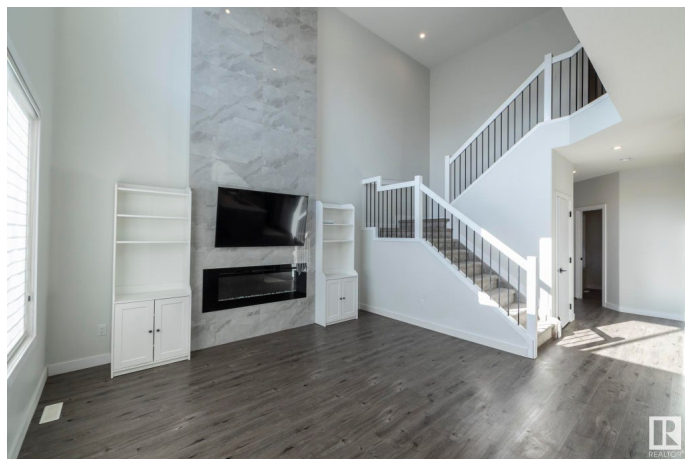
Built in 2021

### Essential Information

MLS® # E4425642

Price \$625,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,191
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1262 Peregrine Terrace
Area	Edmonton
Subdivision	Hawks Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0M4

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, Vacuum System-Roughed-In, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Park/Reserve, Schools, View Lake
Lot Description	12.8x36.6x10.4x35.3
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Holy Cross
Middle	A. Blair McPherson
High	St. Francis Xavier

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	33
Zoning	Zone 59

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 16th, 2025 at 8:32pm MDT