

## \$599,900 - 2091 Redtail Common, Edmonton

MLS® #E4425989

**\$599,900**

3 Bedroom, 2.50 Bathroom, 2,073 sqft  
Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

Perfect move-in ready home, located in the highly desired Hawks Ridge! Situated on an expansive corner lot, this property boasts a rare triple-car garage (24ft x 31.5ft) and an extra long driveway perfect for your RV. This home is flooded with tons of natural light. The main floor offers a office w/double doors, a well appointed kitchen w/ large island, granite countertops, gas stove, huge walk through pantry. The cozy living room is anchored with a stone faced fireplace and beautiful floating shelves. Upstairs, you'll fall in love with the spacious 200 sq. ft. bonus room ideal for movie nights or to watch the Oilers games!! The expansive primary bedroom offers a peaceful retreat, complete with a massive spa-like 5 pc ensuite and huge walk in closet. Also on the second floor, you'll find two additional bedrooms, a 4-piece bathroom, and convenient second-floor laundry. Steps away from a future k-6 school, close to all amenities, trails, Big Lake, & easy access to Yellowhead Trail & Anthony Henday.

Built in 2014

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4425989  |
| Price    | \$599,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,073                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2091 Redtail Common |
| Area        | Edmonton            |
| Subdivision | Hawks Ridge         |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5S 0H4             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, R.V. Storage, Vinyl Windows, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 6  |
| Parking        | Triple Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Stone Facing  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed March 16th, 2025

Days on Market 21

Zoning Zone 59

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Listing information last updated on April 6th, 2025 at 9:17pm MDT