

## \$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.

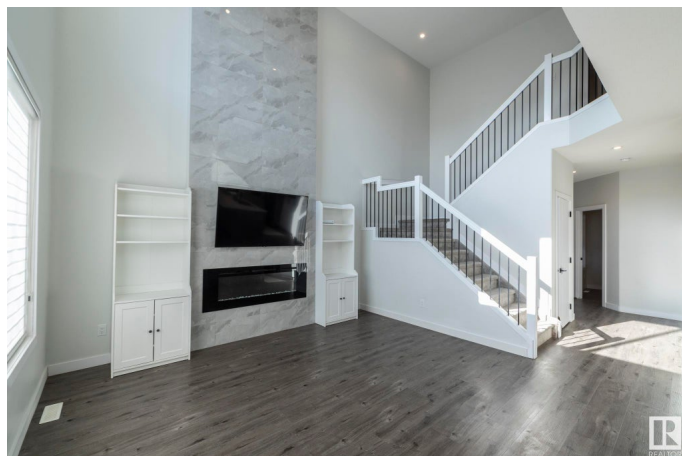
Built in 2021

### 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 | 36               |
| Zoning         | Zone 59          |

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Listing information last updated on April 19th, 2025 at 8:47pm MDT