

\$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.

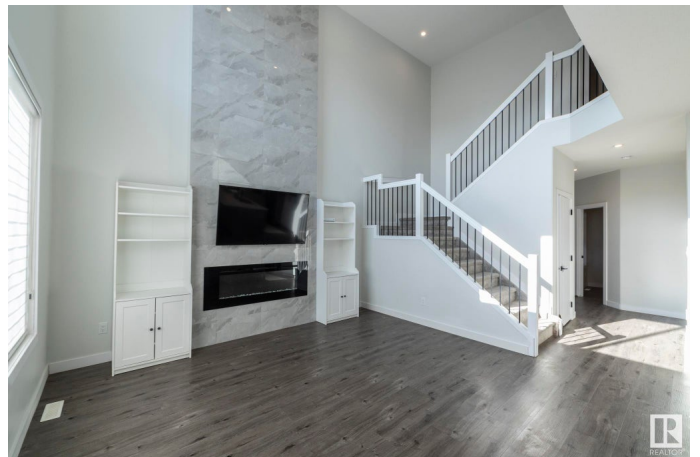
Built in 2021

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 | 35 |
| 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 18th, 2025 at 8:17am MDT