

## \$615,000 - 1266 Peregrine Terrace, Edmonton

MLS® #E4453199

**\$615,000**

3 Bedroom, 2.50 Bathroom, 2,325 sqft

Single Family on 0.00 Acres

Hawks Ridge, Edmonton, AB

Welcome to this stunning 2-storey in Hawks Ridge, built by award-winning Montorio Homes. Offering 2,325 sq. ft. of thoughtfully designed living space plus a full basement with 3 egress windows, this home blends luxury and function. The grand front entrance showcases a beautiful curved staircase, leading into a main floor with 9 ft coffered ceilings, crown molding, hardwood floors, a gas fireplace, and an enclosed den. The gourmet kitchen impresses with a high-end gas cooktop, wall oven, and stylish finishes. Upstairs, find a spacious bonus room, laundry with sink, and 3 bedrooms including a primary retreat with walk-in closet and spa-inspired 5-piece ensuite. Additional highlights include air conditioning, an oversized double garage, and a beautifully landscaped backyard with patio. A fabulous opportunity to own a meticulously finished home in one of Edmonton's lakeside communities.

Built in 2019

### Essential Information

MLS® #	E4453199
Price	\$615,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,325
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1266 Peregrine Terrace
Area	Edmonton
Subdivision	Hawks Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0M4

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, Gazebo, Hot Wtr Tank-Energy Star, Patio, Smart/Program. Thermostat, Vinyl Windows, Wall Unit-Built-In, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 15th, 2025
Days on Market	1
Zoning	Zone 59

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