

## \$1,125,000 - 222 Hays Ridge Blvd, Edmonton

MLS® #E4445909

**\$1,125,000**

3 Bedroom, 2.50 Bathroom, 1,536 sqft

Single Family on 0.00 Acres

Hays Ridge Area, Edmonton, AB

Welcome to this executive bungalow duplex backing onto greenspace with mature trees and a walking trail. This thoughtfully designed home WILL offer over 1,500 SQFT on the main level plus 1,233 SQFT of finished basement space. Enjoy 10'™ main floor ceilings, 11'™ in the great room, 8'™ doors throughout, and rich hardwood flooring. The chef's kitchen will feature a 10'™ island, built-in appliances, and a walk-through pantry with full-height cabinetry. The primary suite includes a spa-like ensuite with heated tile floors, dual vanities, a freestanding tub, and tiled shower. The basement features a glass-enclosed gym, rec room with TV area, and wet bar with sink and dishwasher—perfect for entertaining. Additional features include a covered rear deck, full landscaping, fencing, dual-zone furnace, and central A/C. No condo fees. Photos shown are of similar floorplans; actual finish and colours may vary. UNDER CONSTRUCTION, NOT YET BUILT. \$20,000 appliance allowance included.

Built in 2025

### Essential Information

MLS® # E4445909

Price \$1,125,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,536         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 222 Hays Ridge Blvd |
| Area        | Edmonton            |
| Subdivision | Hays Ridge Area     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 4G6             |

### Amenities

|           |                                                                                                                                                                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Wet Bar, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                                                                                                                                |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                     |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                            |
| Fireplace         | Yes                                                                  |
| Fireplaces        | Mantel                                                               |
| Stories           | 2                                                                    |
| Has Basement      | Yes                                                                  |
| Basement          | Full, Finished                                                       |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Hardie Board Siding                                        |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane |
| Roof              | Asphalt Shingles                                                        |
| Construction      | Wood, Stone, Hardie Board Siding                                        |
| Foundation        | Concrete Perimeter                                                      |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 44             |
| Zoning         | Zone 55        |

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Listing information last updated on August 17th, 2025 at 6:47pm MDT