

# \$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	16
Zoning	Zone 55

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 July 20th, 2025 at 1:17pm MDT