

\$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	56
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 August 29th, 2025 at 10:47am MDT