

## \$479,900 - 4309 Kinglet Drive, Edmonton

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MLS® #E4428421

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,560 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to this beautiful 3 bed 2.5 home in Kinglet by Big Lake! Featuring a open concept main floor with a convenient mud room. The open concept kitchen includes a walk-through pantry and large central island that opens up to the dining room and great room with a fireplace. On the second floor you will find two bedrooms plus the primary bedroom including a walk-in closet with dual ensuite sinks and so much more! Perfectly located close to parks, trails, and all amenities, including West Edmonton Mall and Big Lake! \*\*\*Please note home is still under constructions, interior photos/upgrades might differ\*\*\*



Built in 2024

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4428421               |
| Price          | \$479,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,560                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4309 Kinglet Drive |
| Area        | Edmonton           |
| Subdivision | Kinglet Gardens    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5S 0S7            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking Spaces | 2  |
| Parking        | Parking Pad Cement/Paved                       |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Back Lane, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 61              |
| Zoning         | Zone 59         |

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Listing information last updated on June 1st, 2025 at 1:47am MDT