

## \$599,900 - 653 Kinglet Boulevard, Edmonton

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MLS® #E4417239

**\$599,900**

3 Bedroom, 2.50 Bathroom, 2,300 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Located in the beautiful community of Kinglet by Big Lake. This stunning home is situated on a walking path lot offering additional side windows with added privacy. An open-concept layout with an impressive open-to-above foyer, a walk-through mudroom, and a central kitchen with upgraded quartz countertops and a large island. The spacious great room featuring a fire and ice fireplace and dining area make entertaining a breeze. Upstairs features a central bonus room with window, two bedrooms, a full bath, and a walk through laundry room. The bridge over the foyer leads to the primary bedroom featuring a private sitting area, 5 piece ensuite and a walk-through closet connected to the laundry room. Added separate entrance leads to the basement with upgraded 9' ceilings, bathroom rough in and 2 windows for potential future development. Photos are representative. Metal railing on main and second floor, soft close cabinetry



Built in 2024

### Essential Information

MLS® #	E4417239
Price	\$599,900
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	2,300
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	653 Kinglet Boulevard
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 2B9

### Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### 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, Fiber Cement, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Fiber Cement, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	January 7th, 2025
Days on Market	102
Zoning	Zone 59

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Listing information last updated on April 19th, 2025 at 2:47pm MDT