

Courtesy Of Jeff D Jackson Of Bode

# \$629,900 - 653 Kinglet Boulevard, Edmonton

MLS® #E4417239

**\$629,900**

3 Bedroom, 2.50 Bathroom, 2,300 sqft  
Single Family on 0.00 Acres

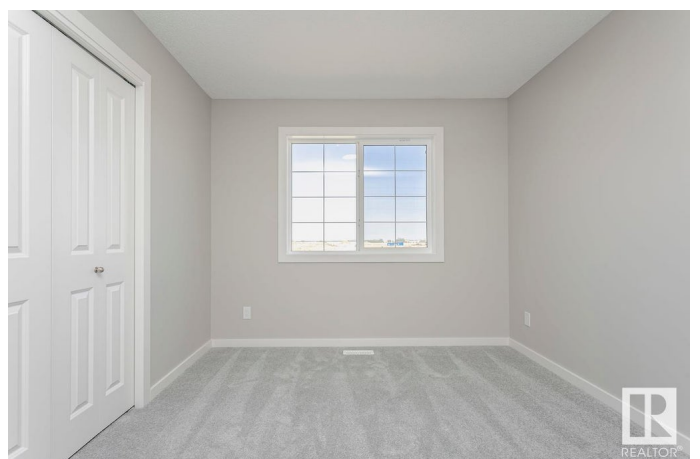
Kinglet Gardens, Edmonton, AB

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     | \$629,900 |
| 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 66  
Zoning Zone 59

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Listing information last updated on March 14th, 2025 at 5:17am MDT