

Courtesy Of Jeff D Jackson Of Bode

\$619,900 - 653 Kinglet Boulevard, Edmonton

MLS® #E4417239

\$619,900

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	\$619,900
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 88
Zoning Zone 59

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