

## \$374,998 - 4286 Kinglet Drive, Edmonton

MLS® #E4418119

**\$374,998**

2 Bedroom, 2.00 Bathroom, 922 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

welcome to the all new "Brooke RPL" Built by Broadview Homes and is located in one of North West Edmonton's newest premier communities of Kinglet Gardens. With almost 925 Square Feet it comes with a over sized parking pad, this opportunity is perfect for a young family or young couple. Your main floor is complete with upgrade luxury Vinyl Plank flooring throughout the great room and the kitchen. The main floor open concept has a beautiful open plan with a kitchen that has upgraded cabinets, upgraded counter tops and a tile back splash. The upper level has 2 bedrooms and 2 full bathrooms. This single family home also comes with a unspoiled basement perfect for future development. \*\*\* This home is under construction and will be complete in the summer of 2025 , Photos used are from the exact model recently built and colors may differ\*\*\*\*

Built in 2025

### Essential Information

MLS® #	E4418119
Price	\$374,998
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	922



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4286 Kinglet Drive
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0T1

### Amenities

Amenities	See Remarks
Parking	Over Sized, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	January 15th, 2025
Days on Market	179

## Zoning

## Zone 59

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 July 13th, 2025 at 8:32am MDT