

Courtesy Of Jeff D Jackson Of Bode

\$679,900 - 674 Kinglet Boulevard, Edmonton

MLS® #E4412842

\$679,900

3 Bedroom, 2.50 Bathroom, 2,471 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

This exceptional two-storey home located in the beautiful community of Kinglet by Big Lake offers luxury and thoughtful design, situated on a pond backing lot with serene pond views. The main floor includes a welcoming front entry with an impressive open-to-below foyer, a central flex room ideal for a home office or studio, and a designer kitchen with coffered ceilings, a large island, and a seamless flow to the dining area and great room. A

walk-through mudroom and pantry add convenience with upgraded melamine shelving and built in bench. Upstairs, you'll find 3 bedrooms, a full bathroom with dual vanities, a central bonus room, and walk in laundry. The spacious primary bedroom boasts a five-piece ensuite with dual vanities, a soaker tub, and direct access to a large walk-in closet. Lastly, a separate entrance is added with 9' basement ceilings for future development. Photos are representative. ***Please note interiors pictures not of actual home but the same layout, upgrades will differ***

Built in 2024

Essential Information

MLS® # E4412842

Price \$679,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,471
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	674 Kinglet Boulevard
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	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	November 6th, 2024
-------------	--------------------

Days on Market	126
----------------	-----

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 March 12th, 2025 at 8:17pm MDT