

# \$659,900 - 674 Kinglet Boulevard, Edmonton

MLS® #E4428569

**\$659,900**

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, youâ€™™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.

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4428569  |
| Price      | \$659,900 |
| 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            April 2nd, 2025  
Days on Market      28  
Zoning                Zone 59

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