

# \$749,000 - 717 Kinglet Boulevard, Edmonton

MLS® #E4446562

**\$749,000**

5 Bedroom, 3.00 Bathroom, 2,608 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Step into your future in beautiful Kinglet Gardens! This thoughtfully designed home offers a bright, open-concept main floor that seamlessly connects the kitchen, dining, and living spaces—ideal for everyday living and entertaining. Relax by the fireplace or cook up a storm in the chef-inspired kitchen featuring stainless steel appliances, a walk-in pantry, a coffee bar, and breakfast island. The mudroom connects directly to the pantry and garage—perfect for unloading groceries with ease. Enjoy summer evenings on the deck just off the kitchen. A main-floor bedroom and 3pc bath add extra flexibility. Upstairs, unwind in the spacious bonus room, tackle laundry with ease, and retreat to your luxurious primary suite with walk-in closet and spa-like 5pc ensuite with dual sinks, a soaker tub, and glass shower. Three more bedrooms and a 4pc bath complete the level. The unfinished basement with walkout access offers endless possibilities. A perfect mix of comfort and style!

Built in 2022

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446562  |
| Price     | \$749,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,608                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 717 Kinglet Boulevard |
| Area        | Edmonton              |
| Subdivision | Kinglet Gardens       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5S 0N8               |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Off Street Parking, Deck, Walkout Basement |
| Parking   | Double Garage Attached                     |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Stories           | 2                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Unfinished                                                                                             |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                |

### Additional Information

Date Listed July 8th, 2025

Days on Market 56

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 September 2nd, 2025 at 9:17pm MDT