

\$642,500 - 660 Kinglet Boulevard, Edmonton

MLS® #E4415714

\$642,500

5 Bedroom, 3.00 Bathroom, 2,262 sqft
Single Family on 0.00 Acres

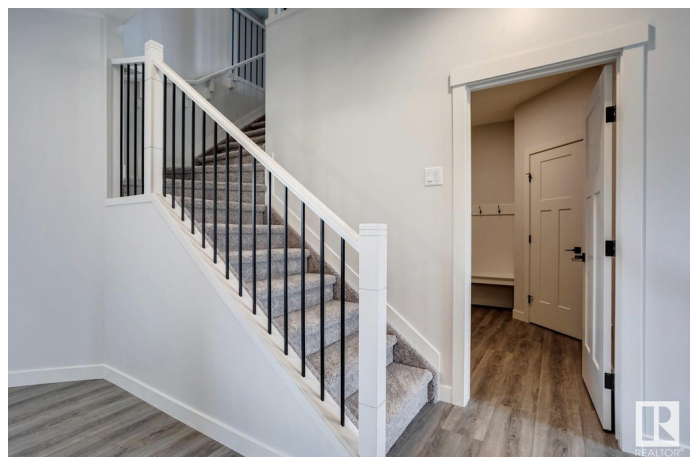
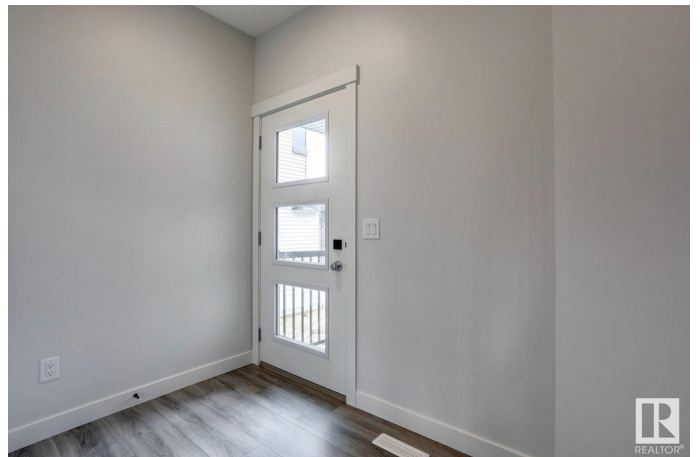
Kinglet Gardens, Edmonton, AB

The Assurance is an Evolve plan has everything you want and need in a home. Double oversized attached garage & separate side entrance, 9' ceilings on main floor & separate side entrance & Luxury Vinyl Plank Flooring throughout the main floor also the whole home has attractive SLD recessed lighting. Inviting foyer that branches off to the convenient full 3 piece bath and the mud room with a large open closet that can also be accessed through the garage. The mud room also connect to the kitchen through a walk-through pantry. There is a bedroom off the full bath. Great room and kitchen and nook have large windows and sliding glass patio doors that accesses the back yard. The primary bedroom has a 5-piece ensuite with double sinks, large soaker tub and a walk-in shower w/ glass doors and a substantial walk-in closet accessed through the ensuite. There is an inviting bonus room, a laundry room and three comfortable bedrooms. Photos Representative

Built in 2024

Essential Information

MLS® #	E4415714
Price	\$642,500
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	2,262
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	660 Kinglet Boulevard
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 2B9

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV System
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Winterburn School
Middle	Michael Phair School
High	Jasper Place School

Additional Information

Date Listed	December 10th, 2024
Days on Market	93
Zoning	Zone 59

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Listing information last updated on March 13th, 2025 at 9:18pm MDT