

## \$489,900 - 4180 Kinglet Drive, Edmonton

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MLS® #E4435335

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,367 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

**GREAT LEGAL SUITE POTENTIAL!** Discover this investor's dream in a stunning modern duplex with nearby trails and natural scenery. This 1,367 sq ft 3-bedroom, 2.5-bath home boasts a main floor open-concept layout with 9 ft. ceilings, luxury vinyl plank flooring, and a gourmet kitchen featuring a central island with quartz countertops, undermount sink, flush eating ledge, over-the-range microwave, full-height tiled backsplash, and soft-close doors and drawers. Upstairs, retreat to the expansive primary suite featuring a walk-in closet and a luxurious 4-piece ensuite that offers a spa-like atmosphere with double sinks. There are two additional bedrooms, a 3-piece bathroom, and a convenient laundry room. Additional features include a double car garage with a floor drain, a separate side entrance, large triple-pane windows, and a sliding patio door. In the basement, you will find rough-ins for a potential future legal suite, too! Maximize your rental yields with this high-quality, versatile property.



Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4435335  |
| Price    | \$489,900 |
| Bedrooms | 3         |

|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,367         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4180 Kinglet Drive |
| Area        | Edmonton           |
| Subdivision | Kinglet Gardens    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5S 0S8            |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., No Smoking Home |
| Parking   | Double Garage Attached         |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Flat Site, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 125           |
| Zoning         | Zone 59       |

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