

## \$619,900 - 3953 Wren Loop, Edmonton

MLS® #E4421329

**\$619,900**

3 Bedroom, 2.50 Bathroom, 2,081 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

This BEAUTIFUL 2,081 sq. ft. home by Anthem Homes is designed for modern living! Situated on a HUGE PIE LOT backing onto a walking path, this home offers plenty of outdoor space for entertaining or future possibilities, complete with a DECK for relaxing or hosting guests. The main floor features an OPEN-TO-BELOW great room with an electric fireplace, adding elegance and space. A SIDE ENTRY provides potential for future suite development, making this home a smart investment. The spacious kitchen is a chef's dream, boasting quartz countertops, stainless steel appliances, a waterline to the fridge, and a walk-through pantry for effortless organization. Upstairs, the PRIMARY SUITE offers a luxurious ensuite with dual sinks and a large walk-in closet. A LARGE laundry room with a linen shelf adds extra convenience to daily living, along with a versatile bonus room. Plush carpet with 8lb underlay provides added comfort, while knockdown textured ceilings give a refined finish.

Built in 2024

### Essential Information

MLS® # E4421329

Price \$619,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,081                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3953 Wren Loop  |
| Area        | Edmonton        |
| Subdivision | Kinglet Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5S 0T1         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, HRV System |
| Parking   | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Wood, Vinyl                    |
| Exterior Features | Park/Reserve, Partially Fenced |
| Roof              | Asphalt Shingles               |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 12th, 2025 |
| Days on Market | 77                  |
| Zoning         | Zone 59             |

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