# **\$769,856 - 4549 Warbler Loop, Edmonton**

MLS® #E4438878

#### \$769,856

3 Bedroom, 3.00 Bathroom, 2,295 sqft Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to 4549 Warbler Loop NW in the serene community of Kingletâ€"where luxury, space, and versatility meet! This 2295 sq ft Brantford model by City Homes Master Builder is loaded with features that elevate everyday living. 3 bedrooms, 3 bathrooms, and a main floor den, it's the perfect setup for multigenerational living or a private home office. The central bonus room adds a flexible family hangout, while the open-concept main floor impresses with its airy layout and upscale finishes. Need more potential? The walkout basement offers endless possibilities for future development or income potential. This home is minutes from parks, trails, and west-end amenities. A rare walkout opportunity in Kingletâ€"don't miss it!





Built in 2025

#### **Essential Information**

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Price \$769,856

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 2,295 Acres 0.00 Year Built 2025 Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 4549 Warbler Loop

Area Edmonton

Subdivision Kinglet Gardens

City Edmonton
County ALBERTA

Province AB

Postal Code T5S 2C2

# **Amenities**

Amenities See Remarks

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave,

Refrigerator, Stove-Electric

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 28th, 2025

Days on Market 160

Zoning Zone 59

HOA Fees Freq. Annually

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