

## \$479,998 - 4362 Kinglet Drive, Edmonton

MLS® #E4455575

**\$479,998**

4 Bedroom, 3.50 Bathroom, 1,190 sqft

Single Family on 0.00 Acres

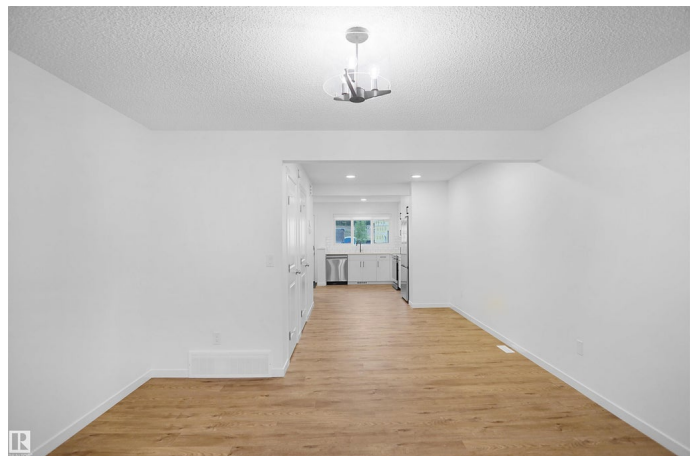
Kinglet Gardens, Edmonton, AB

\*\*\* LEGAL SUITE INCLUDED \*\*\* Welcome to this brand new home the "Sage II" Built by Broadview Homes and is located in one of North West Edmonton's newest premier communities of Kinglet Gardens. With just under 1200 square Feet this home comes single parking pad, this opportunity is perfect for a young family or young couple. Your main floor is complete with luxury Vinyl plank flooring throughout the great room and the kitchen. Highlighted in your new kitchen are upgraded cabinets, upgraded counter tops and a tile back splash. Finishing off the main level is a 2 piece bathroom. The upper level has 3 bedrooms and 2 full bathrooms that is perfect for a first time buyer. The basement is fully finished with a legal suite perfect for as a mortgage helper. \*\*\* This home is under construction and slated to be completed by December , photos used are from the same home recently built colors and finishings may vary \*\*\*\*

Built in 2025

### Essential Information

MLS® #	E4455575
Price	\$479,998
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,190
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4362 Kinglet Drive
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0T1

### Amenities

Amenities	Guest Suite, Walkout Basement, See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            August 31st, 2025  
Days on Market       2  
Zoning                 Zone 59

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