# \$699,900 - 674 Kinglet Boulevard, Edmonton

MLS® #E4428569

#### \$699.900

3 Bedroom, 2.50 Bathroom, 2,471 sqft Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

This exceptional two-storey home located in the beautiful community of Kinglet by Big Lake offers luxury and thoughtful design, situated on a pond backing lot with serene pond views. The main floor includes a welcoming front entry with an impressive open-to-below foyer, a central flex room ideal for a home office or studio, and a designer kitchen with coffered ceilings, a large island, and a seamless flow to the dining area and great room. A walk-through mudroom and pantry add convenience with upgraded melamine shelving and built in bench. Upstairs, you'II find 3 bedrooms, a full bathroom with dual vanities, a central bonus room, and walk in laundry. The spacious primary bedroom boasts a five-piece ensuite with dual vanities, a soaker tub, and direct access to a large walk-in closet. Lastly, a separate entrance is added with 9' basement ceilings for future development.

Built in 2024

### **Essential Information**

MLS® # E4428569 Price \$699,900

Bedrooms 3

Bathrooms 2.50

Full Baths 2
Half Baths 1







Square Footage 2,471 Acres 0.00 Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 674 Kinglet Boulevard

Area Edmonton

Subdivision Kinglet Gardens

City Edmonton
County ALBERTA

Province AB

Postal Code T5S 0S7

#### **Amenities**

Amenities Ceiling 9 ft., No Animal Home, No Smoking Home

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances None

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Fiber Cement, Vinyl

Exterior Features Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Fiber Cement, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 2nd, 2025

Days on Market 2

Zoning Zone 59

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