# \$499,900 - 4180 Kinglet Drive, Edmonton

MLS® #E4435335

#### \$499.900

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 \$499,900

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 180

Zoning Zone 59

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