# \$749,000 - 717 Kinglet Boulevard, Edmonton

MLS® #E4446562

#### \$749,000

5 Bedroom, 3.00 Bathroom, 2,608 sqft Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Step into your future in beautiful Kinglet Gardens! This thoughtfully designed home offers a bright, open-concept main floor that seamlessly connects the kitchen, dining, and living spacesâ€"ideal for everyday living and entertaining. Relax by the fireplace or cook up a storm in the chef-inspired kitchen featuring stainless steel appliances, a walk-in pantry, a coffee bar, and breakfast island. The mudroom connects directly to the pantry and garageâ€"perfect for unloading groceries with ease. Enjoy summer evenings on the deck just off the kitchen. A main-floor bedroom and 3pc bath add extra flexibility. Upstairs, unwind in the spacious bonus room, tackle laundry with ease, and retreat to your luxurious primary suite with walk-in closet and spa-like 5pc ensuite with dual sinks, a soaker tub, and glass shower. Three more bedrooms and a 4pc bath complete the level. The unfinished basement with walkout access offers endless possibilities. A perfect mix of comfort and style!



#### **Essential Information**

MLS® # E4446562 Price \$749,000

Bedrooms 5
Bathrooms 3.00







Full Baths 3

Square Footage 2,608 Acres 0.00 Year Built 2022

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 717 Kinglet Boulevard

Area Edmonton

Subdivision Kinglet Gardens

City Edmonton
County ALBERTA

Province AB

Postal Code T5S 0N8

### **Amenities**

Amenities Off Street Parking, Deck, Walkout Basement

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

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

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Backs Onto Park/Trees, Golf Nearby, Landscaped, Public

Transportation, Schools, Shopping Nearby, Partially Fenced

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 8th, 2025

Days on Market 119

Zoning Zone 59

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