

\$670,250 - 684 Kinglet Boulevard, Edmonton

MLS® #E4415749

\$670,250

4 Bedroom, 3.00 Bathroom, 2,223 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

The Atlas home is 2211 sq. ft., this Evolve model has everything you want and need in a home. Double attached garage with 4' GARAGE LIFESTYLE PACKAGE-4' to width of garage & driveway & 2' to length. Includes 4 keyless light fixtures, 2 standard duplex outlets, 12"X12" plastic floor drain connected to sewer (concrete sloped to drain), hot & cold water taps, man door, exterior light/switch & 3 way switch in garage & a 24X36 picture window, 9 ft. ceilings on main & basement levels, separate side entrance & Luxury Vinyl Plank Flooring throughout the main floor. Inviting foyer with coat closet and from garage door access there is a mudroom and a convenient full 3-piece bath with walk-in shower. Across the hallway there is a bedroom and from there it opens up to the open concept nook, great room with fireplace & kitchen. The primary bedroom has dual walk-in closets and a 5-piece ensuite with double sinks, large tub and a walk-in shower w/ glass doors. photos are representative

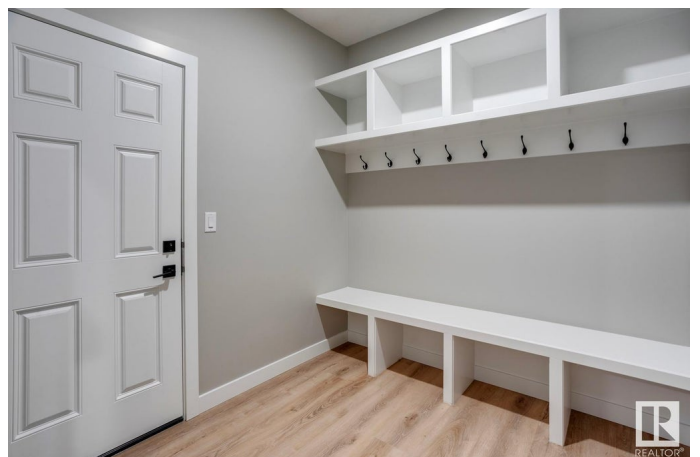
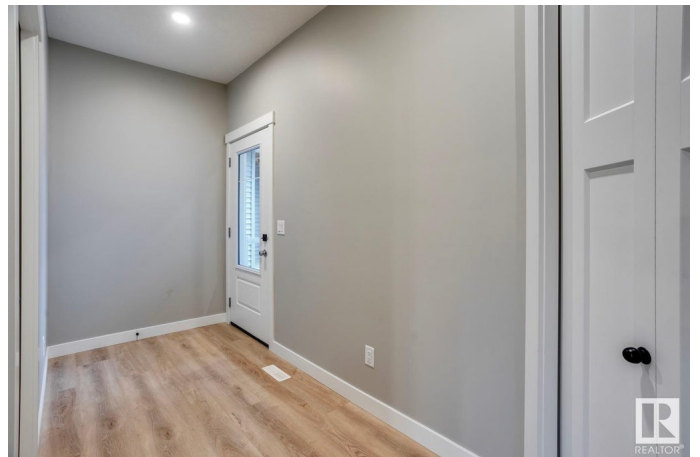
Built in 2024

Essential Information

MLS® # E4415749

Price \$670,250

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,223 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 684 Kinglet Boulevard |
| Area | Edmonton |
| Subdivision | Kinglet Gardens |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5S 2B9 |

Amenities

| | |
|-----------|--|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |

Foundation Concrete Perimeter

School Information

Elementary Winterburn School

Middle Michael Phair School

High Jasper Place School

Additional Information

Date Listed December 10th, 2024

Days on Market 116

Zoning Zone 59

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Listing information last updated on April 5th, 2025 at 1:32am MDT