

# \$499,900 - 4156 Kinglet Drive, Edmonton

MLS® #E4438886

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,665 sqft  
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to 4156 Kinglet Drive NW, where thoughtful design meets unbeatable value! This Oxford model by City Homes Master Builder offers 1665 sq ft of stylish, functional living space in the vibrant community of Kinglet. Featuring 3 bedrooms, 2.5 bathrooms, and a bright central bonus room, this home is perfect for growing families or professionals needing extra space. The open-concept main floor is ideal for entertaining, while the separate side entrance adds flexibility and future suite potential. Enjoy the ease of a double attached garage, plus the bonus of included appliances and full landscaping—just move in and enjoy! Surrounded by nature and minutes from trails, parks, and all west-end amenities, this home checks every box for comfort, convenience, and opportunity.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438886  |
| Price          | \$499,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,665     |

|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2025          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4156 Kinglet Drive |
| Area        | Edmonton           |
| Subdivision | Kinglet Gardens    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5S 0S8            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 41             |

Zoning                      Zone 59

HOA Fees Freq.      Annually

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