

## \$498,250 - 4586 Warbler Loop, Edmonton

MLS® #E4443864

**\$498,250**

4 Bedroom, 3.00 Bathroom, 1,619 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Introducing the Sapphire—a 1,615 sq ft home designed for comfort and functionality. With 9' ceilings on the main and basement floors and luxury vinyl plank flooring throughout the main level, this home blends style and smart design. The kitchen features quartz countertops, an island with eating ledge, Silgranit sink, pendant lighting, over-the-range microwave, full-height tile backsplash, and a large corner pantry. A front bedroom and full 3-piece bath with walk-in shower add flexibility. Large windows brighten the living and dining areas, with a central garden door providing backyard access. Upstairs includes a bonus room, a spacious primary suite with walk-in closet and 3-piece ensuite with tub/shower, two more bedrooms, a main 3-piece bath, and a laundry closet for a stackable washer/dryer. Brushed nickel plumbing and lighting fixtures, a separate side entrance, and basement rough-ins are included—making the Sapphire a beautifully balanced home for modern family living.

Built in 2025

### Essential Information

MLS® # E4443864

Price \$498,250

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,619
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4586 Warbler Loop
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 2C2

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved, Rear Drive Access

### 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	Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 23rd, 2025

Days on Market                1

Zoning                            Zone 59

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Listing information last updated on June 24th, 2025 at 4:17am MDT