

# \$479,998 - 4362 Kinglet Drive, Edmonton

MLS® #E4455575

**\$479,998**

4 Bedroom, 3.50 Bathroom, 1,190 sqft  
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

\*\*\* LEGAL SUITE INCLUDED \*\*\* Welcome to this brand new home the “Sage II” Built by Broadview Homes and is located in one of North West Edmonton's newest premier communities of Kinglet Gardens. With just under 1200 square Feet this home comes single parking pad, this opportunity is perfect for a young family or young couple. Your main floor is complete with luxury Vinyl plank flooring throughout the great room and the kitchen. Highlighted in your new kitchen are upgraded cabinets, upgraded counter tops and a tile back splash. Finishing off the main level is a 2 piece bathroom. The upper level has 3 bedrooms and 2 full bathrooms that is perfect for a first time buyer. The basement is fully finished with a legal suite perfect for as a mortgage helper. \*\*\* This home is under construction and slated to be completed by December , photos used are from the same home recently built colors and finishings may vary \*\*\*\*

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455575  |
| Price     | \$479,998 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,190                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4362 Kinglet Drive |
| Area        | Edmonton           |
| Subdivision | Kinglet Gardens    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5S 0T1            |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Guest Suite, Walkout Basement, See Remarks |
| Parking   | Parking Pad Cement/Paved                   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                           |
| Exterior Features | Airport Nearby, Back Lane, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                    |

**Additional Information**

Date Listed            August 31st, 2025  
Days on Market      18  
Zoning                Zone 59

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