

## \$615,000 - 637 Kinglet Boulevard, Edmonton

MLS® #E4459163

**\$615,000**

4 Bedroom, 3.50 Bathroom, 1,829 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

**PRICED TO SELL.** Built by Sterling Homes and ready for quick possession, this brand-new 2025-built property in Kinglet Gardens offers smart design with excellent flexibility. Featuring 1,829 sq ft above grade plus a fully finished LEGAL basement suite (737 sq ft), this home provides 5 bedrooms, 3.5 bathrooms, and a total of 2,566 sq ft of finished living space. Ideal for multi-generational living, first-time buyers seeking added value, or those looking for flexible living arrangements, the self-contained 1-bedroom legal suite includes its own kitchen, bathroom, living room, and walk-up side entry. The open-concept main floor offers a modern kitchen, large dining area, and plenty of natural light. Complete with a double attached garage, this home is situated in a growing community with convenient access to amenities, nature trails, and future development. A fantastic opportunity for homeowners and investors alike.

Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459163  |
| Price     | \$615,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,829                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 637 Kinglet Boulevard |
| Area        | Edmonton              |
| Subdivision | Kinglet Gardens       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5S 0S8               |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Walk-up Basement |
| Parking   | Double Garage Attached, Front Drive Access        |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                   |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                          |
| Stories           | 2                                                                                                                  |
| Has Suite         | Yes                                                                                                                |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full, Finished                                                                                                     |

### Exterior

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

**Additional Information**

Date Listed            September 23rd, 2025  
Days on Market      17  
Zoning                Zone 59

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