# \$499,998 - 4280 Kinglet Drive, Edmonton

MLS® #E4440008

#### \$499,998

4 Bedroom, 2.50 Bathroom, 1,212 sqft Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to this brand new home the "Bentley― Built by Broadview Homes and is located in one of North West Edmonton's newest premier communities of Kinglet Gardens. With just over1200 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. This home also comes with a fully finished legal basement suite perfect for a first time investor or a mortgage helper \*\*\* This home is under construction and slated to be completed summer/Fall of this year\*\*\*\*



Built in 2025

# **Essential Information**

MLS® # E4440008

Price \$499,998

Bedrooms 4

Bathrooms 2.50 Full Baths 2

Half Baths 1

Square Footage 1,212

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 4280 Kinglet Drive

Area Edmonton

Subdivision Kinglet Gardens

City Edmonton
County ALBERTA

Province AB

Postal Code T5S 0T1

# **Amenities**

Amenities 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, Golf Nearby, Park/Reserve, Playground Nearby, Public

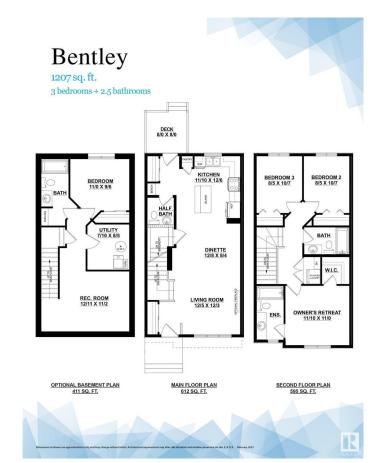
Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**



Date Listed June 2nd, 2025

Days on Market 66

Zoning Zone 59

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Listing information last updated on August 7th, 2025 at 12:47pm MDT