# **\$354,998 - 4177 Kinglet Drive, Edmonton**

MLS® #E4429593

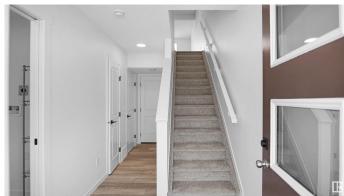
### \$354.998

2 Bedroom, 2.50 Bathroom, 1,100 sqft Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

NO CONDO FEES and AMAZING VALUE! You read that right welcome to this brand new townhouse unit the "Demi" Built by StreetSide Developments and is located in one of Edmonton's newest premier North West communities of Kinglet Gardens. With almost 1100 square Feet, it comes with front yard landscaping and a single over sized attached garage, this opportunity is perfect for a young family or young couple. Your main floor is complete with upgrade luxury Vinyl Plank flooring throughout the great room and the kitchen. The main entrance/ main floor has a large sized foyer with a 2 piece bathroom. Highlighted in your new kitchen are upgraded cabinets, upgraded counter tops and a tile back splash. The upper level has 2 bedrooms and 2 full bathrooms. \*\*\* This home is under construction and will be complete by October of this year, the photos used are from a recently built home and colors may vary \*\*\*







Built in 2025

#### **Essential Information**

MLS® # E4429593 Price \$354.998

Bedrooms 2
Bathrooms 2.50
Full Baths 2

Half Baths 1

Square Footage 1,100
Acres 0.00
Year Built 2025

Type Single Family

Sub-Type Residential Attached

Style 2 Storey
Status Active

# **Community Information**

Address 4177 Kinglet Drive

Area Edmonton

Subdivision Kinglet Gardens

City Edmonton
County ALBERTA

Province AB

Postal Code T5S 0S9

## **Amenities**

Amenities See Remarks

Parking Over Sized, Single Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, See Remarks

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Fenced, Landscaped, Park/Reserve, Playground

Nearby, Public Swimming Pool, Public Transportation, Schools,

Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 7th, 2025

Days on Market 14

Zoning Zone 59

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 21st, 2025 at 12:47am MDT