

# \$472,395 - 4307 Kinglet Drive, Edmonton

MLS® #E4451603

## \$472,395

4 Bedroom, 2.50 Bathroom, 1,647 sqft  
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to this beautiful 4 bed 2.5 bath home in Kinglet by Big Lake! Featuring a spacious main floor with a main floor bedroom. The open concept kitchen includes a walk in pantry and large central island that opens up to the dining room and great room with a fireplace. On the second floor you will find 2 bedrooms, a bonus room at the top of the stairs and the primary bedroom including a walk-in closet and much more! Perfectly located close to parks, trails, and all amenities, including West Edmonton Mall and Big Lake! \*\*\*Please note home is still under constructions, interior photos/upgrades might differ, Garage promotion may end at any time\*\*\*



Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4451603      |
| Price          | \$472,395     |
| Bedrooms       | 4             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,647         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |

|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4307 Kinglet Drive |
| Area        | Edmonton           |
| Subdivision | Kinglet Gardens    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5S 0W6            |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Ceiling 9 ft., See Remarks |
| Parking Spaces | 2                          |
| Parking        | Double Garage Detached     |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None, See Remarks         |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | Park/Reserve       |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 59          |

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Listing information last updated on August 16th, 2025 at 9:47pm MDT