

Courtesy Of Michael J Waddell Of Real Broker

\$749,000 - 717 Kinglet Boulevard, Edmonton

MLS® #E4446562

\$749,000

5 Bedroom, 3.00 Bathroom, 2,608 sqft
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Step into your future in beautiful Kinglet Gardens! This thoughtfully designed home offers a bright, open-concept main floor that seamlessly connects the kitchen, dining, and living spaces—ideal for everyday living and entertaining. Relax by the fireplace or cook up a storm in the chef-inspired kitchen featuring stainless steel appliances, a walk-in pantry, a coffee bar, and breakfast island. The mudroom connects directly to the pantry and garage—perfect for unloading groceries with ease. Enjoy summer evenings on the deck just off the kitchen. A main-floor bedroom and 3pc bath add extra flexibility. Upstairs, unwind in the spacious bonus room, tackle laundry with ease, and retreat to your luxurious primary suite with walk-in closet and spa-like 5pc ensuite with dual sinks, a soaker tub, and glass shower. Three more bedrooms and a 4pc bath complete the level. The unfinished basement with walkout access offers endless possibilities. A perfect mix of comfort and style!

Built in 2022

Essential Information

MLS® #	E4446562
Price	\$749,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	2,608
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	717 Kinglet Boulevard
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0N8

Amenities

Amenities	Off Street Parking, Deck, Walkout Basement
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 8th, 2025

Days on Market 118

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 November 3rd, 2025 at 10:18am MST