

## \$484,900 - N/A, Edmonton

MLS® #E4451241

**\$484,900**

3 Bedroom, 2.50 Bathroom, 1,587 sqft

Single Family on 0.00 Acres

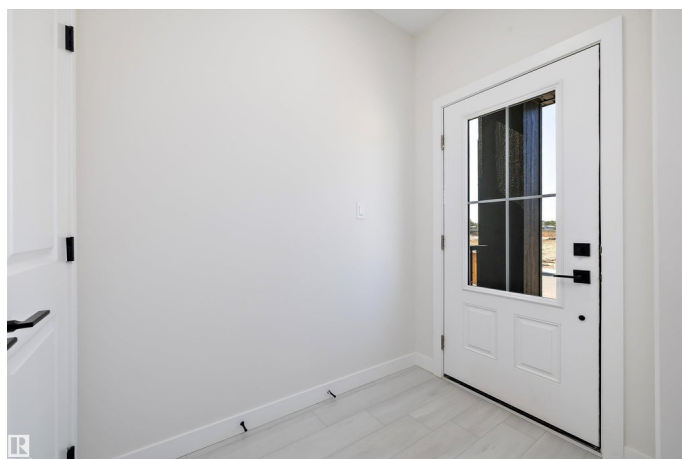
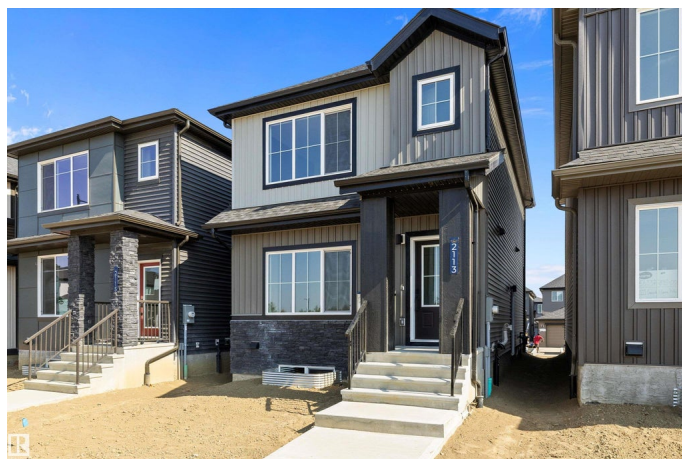
Kinglet Gardens, Edmonton, AB

Welcome to this brand new 1587 SQFT Leeds model by award winning builder Blackstone Homes in upscale community of Kinglet, Big Lake. Upon entry, you will be welcomed by spacious foyer with huge great room with electric fireplace finished with feature wall. Dining room offers beautiful coffered ceiling, beautiful kitchen offering up to the ceiling soft closing cabinets with ample of counter space. Back entry offers a must to have mudroom with built ins. The 2nd floor offers 3 large bedrooms, 2 baths, bonus room & laundry. Master bedroom has feature wall and beautiful en-suite with good size closet. Other upgrades - Double detached garage, Separate entrance, rear deck, 9' main/basement ceiling, MDF shelving, upgraded flooring, electrical & black plumbing fixtures, feature walls, upgraded quartz, SS appliance included & New Home Warranty. Great location-close to Yellowhead and Anthony Henday, shopping, park & other amenities.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451241  |
| Price     | \$484,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,587                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | N/A             |
| Area        | Edmonton        |
| Subdivision | Kinglet Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5S 0R3         |

### Amenities

|           |                                                                                                                                                                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                                                                                |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Fireplace         | Yes                                                                        |
| Fireplaces        | Insert                                                                     |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                       |
| Exterior Features | Back Lane, Golf Nearby, No Through Road, Not Landscaped, |

Park/Reserve, Picnic Area, Playground Nearby, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 42               |
| Zoning         | Zone 59          |
| HOA Fees Freq. | Annually         |

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 September 16th, 2025 at 7:17pm MDT