

Courtesy Of Jeff D Jackson Of Bode

# \$519,900 - 4311 Kinglet Drive, Edmonton

---

MLS® #E4428424

**\$519,900**

4 Bedroom, 3.00 Bathroom, 1,776 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to this beautiful 4 bed 3 home in Kinglet by Big Lake! Featuring a spacious main floor with main floor bedroom and full bath. The open concept kitchen includes a 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 two bedrooms, a bonus room at the top of the stairs and the primary bedroom including a walk-in closet with a duel sink ensuite 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\* Photos are representative.



Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4428424      |
| Price          | \$519,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,776         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |

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

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 4311 Kinglet Drive |
| Area        | Edmonton           |
| Subdivision | Kinglet Gardens    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5S 0S7            |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Smart/Program. Thermostat, See Remarks |
| Parking Spaces | 4                                      |
| Parking        | Parking Pad Cement/Paved               |
| Is Waterfront  | Yes                                    |

### **Interior**

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

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Wood, Stone, Vinyl           |
| Exterior Features | Backs Onto Lake, Golf Nearby |
| Roof              | Asphalt Shingles             |
| Construction      | Wood, Stone, Vinyl           |
| Foundation        | Concrete Perimeter           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 59         |

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 4th, 2025 at 1:17am MDT