

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 66

Zoning Zone 59

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Listing information last updated on September 12th, 2025 at 1:02pm MDT