

## \$798,000 - 234 Kinglet Boulevard, Edmonton

MLS® #E4452247

**\$798,000**

3 Bedroom, 2.50 Bathroom, 2,399 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Location, Location, Location! Welcome to this brand new WALKOUT BACKING ON TO THE POND 2399 SQFT 2 storey New Castle 1B model by award winning Blackstone Homes in Kinglet Gardens. This home won the best home with BILD 2023. Upon entering, you will be welcomed by nice foyer leading to a much needed den, mudroom with built ins & walk through pantry leading to chef dream kitchen offering built in appliances with fridge/freezer combo & huge island. Dining area with wet bar. Great room offers 18 feet open to below ceiling with linear fireplace finished with wood/tile & 3D ceiling. The 2nd floor offers 3 good size bedrooms, 2 baths, bonus room. Master bedroom is huge with beautiful spa like ensuite offering double sinks, shower & freestanding tub, huge WIC. Other features -9' main/basement ceiling, MDF shelving, Maple railing, Black plumbing/Lighting fixtures, upgraded quartz throughout, New Home Warranty. Great location - Easy access to Yellowhead/Anthony Henday, close to shopping & playground

Built in 2025

### Essential Information

MLS® # E4452247

Price \$798,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,399                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 234 Kinglet Boulevard |
| Area        | Edmonton              |
| Subdivision | Kinglet Gardens       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5S 0S6               |

### Amenities

|               |                                                                                                                                                                        |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Walkout Basement, Wet Bar, 9 ft. Basement Ceiling |
| Parking       | Double Garage Attached                                                                                                                                                 |
| Is Waterfront | Yes                                                                                                                                                                    |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, 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 | Backs Onto Lake, Golf Nearby, No Back Lane, Not Fenced, Not Landscaped, Park/Reserve, Picnic Area, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Wood, Stone, Vinyl                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 27               |
| 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 3rd, 2025 at 5:47pm MDT