

# \$639,000 - 637 Kinglet Boulevard, Edmonton

MLS® #E4459163

**\$639,000**

4 Bedroom, 3.50 Bathroom, 1,829 sqft  
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

**PRICED TO SELL.** Built by Sterling Homes and ready for quick possession, this brand-new 2025-built property in Kinglet Gardens offers smart design with excellent flexibility. Featuring 1,829 sq ft above grade plus a fully finished LEGAL basement suite (737 sq ft), this home provides 5 bedrooms, 3.5 bathrooms, and a total of 2,566 sq ft of finished living space. Ideal for multi-generational living, first-time buyers seeking added value, or those looking for flexible living arrangements, the self-contained 1-bedroom legal suite includes its own kitchen, bathroom, living room, and walk-up side entry. The open-concept main floor offers a modern kitchen, large dining area, and plenty of natural light. Complete with a double attached garage, this home is situated in a growing community with convenient access to amenities, nature trails, and future development. A fantastic opportunity for homeowners and investors alike.

Built in 2024

## Essential Information

MLS® #	E4459163
Price	\$639,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,829
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	637 Kinglet Boulevard
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0S8

### Amenities

Amenities	No Animal Home, No Smoking Home, Walk-up Basement
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed               September 23rd, 2025  
Days on Market        4  
Zoning                    Zone 59

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