

## \$745,000 - 631 Kinglet Boulevard, Edmonton

MLS® #E4451704

**\$745,000**

5 Bedroom, 4.00 Bathroom, 1,995 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Built by Sterling Homes and ready for quick possession, this brand-new 2025-built property in Kinglet Gardens offers both smart design and strong investment potential. Featuring 1,995 sq ft above grade plus a fully finished LEGAL basement suite (780 sq ft), this home provides 5 bedrooms, 3.5 bathrooms, and a total of 2,775 sq ft of finished living space. The upper level includes 4 spacious bedrooms, perfect for large or multi-generational families. The self-contained 1-bedroom legal suite in the basement comes with its own kitchen, living room, bathroom, and walk-up side entrance—ideal for rental income or private extended family use. The open-concept main floor, a modern kitchen, 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 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451704  |
| Price     | \$745,000 |
| Bedrooms  | 5         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Square Footage | 1,995                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 631 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        |
| Is Waterfront | Yes                                               |

### Interior

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

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Concrete, Vinyl                                              |
| Exterior Features | Playground Nearby, Shopping Nearby, Sloping Lot, Stream/Pond |
| Roof              | Asphalt Shingles                                             |
| Construction      | Concrete, Vinyl                                              |
| Foundation        | Concrete Perimeter                                           |

**Additional Information**

Date Listed            August 6th, 2025  
Days on Market      80  
Zoning                Zone 59

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