

## \$499,998 - 4280 Kinglet Drive, Edmonton

MLS® #E4440008

**\$499,998**

4 Bedroom, 2.50 Bathroom, 1,212 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to this brand new home the **â€œBentleyâ€** Built by Broadview Homes and is located in one of North West Edmonton's newest premier communities of Kinglet Gardens. With just over 1200 square Feet this home comes single parking pad, this opportunity is perfect for a young family or young couple. Your main floor is complete with luxury Vinyl plank flooring throughout the great room and the kitchen. Highlighted in your new kitchen are upgraded cabinets, upgraded counter tops and a tile back splash. Finishing off the main level is a 2 piece bathroom. The upper level has 3 bedrooms and 2 full bathrooms that is perfect for a first time buyer. This home also comes with a fully finished legal basement suite perfect for a first time investor or a mortgage helper \*\*\* This home is under construction and slated to be completed summer/Fall of this year\*\*\*\*



Built in 2025

### Essential Information

MLS® #	E4440008
Price	\$499,998
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	1,212
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## Community Information

Address	4280 Kinglet Drive
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0T1

## Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

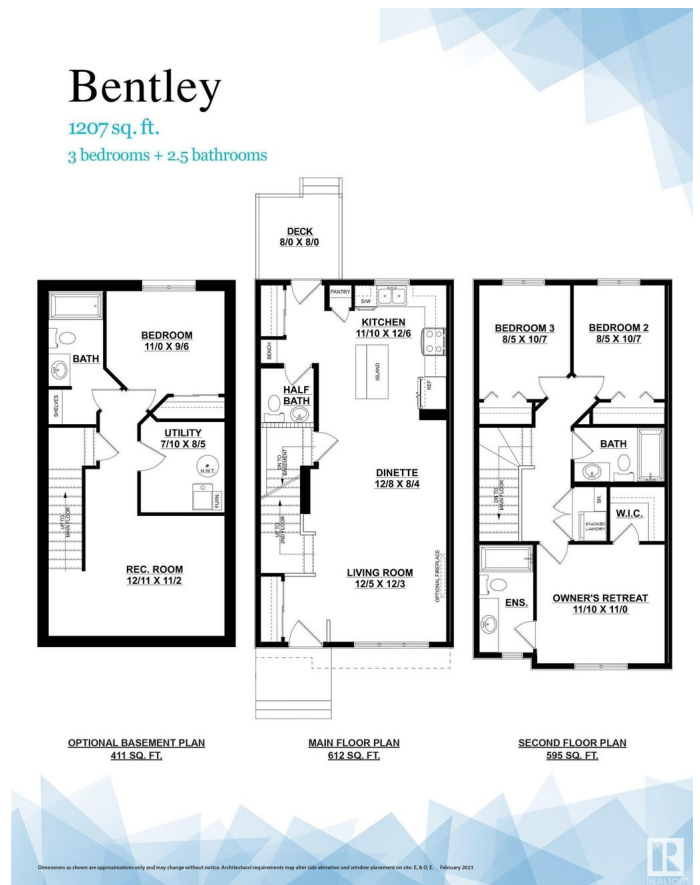
## Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information



Date Listed	June 2nd, 2025
Days on Market	65
Zoning	Zone 59

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 August 5th, 2025 at 10:47pm MDT