

## \$479,900 - 3957 Wren Loop, Edmonton

MLS® #E4442329

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,647 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Discover your future dream home in the sought-after community of Kinglet! This stunning under-construction residence encompasses 1,647 sq ft of thoughtfully designed living space, featuring 9-foot basement ceiling and a convenient side entrance, ideal for developing a future suite. The second floor includes a versatile bonus room, playroom, or additional entertainment space. Inside, you'll find luxurious LVP flooring and elegant cabinets that extend to the ceiling, providing both style and ample storage. The sophisticated railing adds a modern touch to the overall design. Situated on a large pie-shaped lot, this property offers abundant outdoor space and back alley access, presenting the unique opportunity to design outdoor space. Conveniently located close to the highway and shopping, you'll enjoy easy access to all your daily needs.

Built in 2025

### Essential Information

MLS® #	E4442329
Price	\$479,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,647
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3957 Wren Loop
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0T1

### Amenities

Amenities	Exterior Walls- 2"x6", No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Not Fenced, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 12th, 2025

Days on Market 55

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 6th, 2025 at 12:02am MDT