

## **\$569,900 - 5106 Lark Crescent, Edmonton**

MLS® #E4444808

**\$569,900**

4 Bedroom, 3.50 Bathroom, 1,550 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Beautiful, Cozy & Spacious Total 4bed/3.5bath home available in the growing neighbourhood of KINGLET GARDENS. The Main level consists of a bright and open concept living room with Kitchen/dining room area. All STAINLESS STEEL APPLIANCES, Large sized walk through pantry coming from the door of the DOUBLE ATTACHED GARAGE and a half bath to complete this floor. On the upper level you will find a primary bedroom complete with an ensuite & a spacious walk in closet as well as 2 additional bedrooms, another full bathroom & the convenience of having laundry on this level. This home has many upgrades - AC, FENCED, LANDSCAPED, DECK with a privacy divider plus a side entrance to a FULLY FINISHED LEGAL BASEMENT SUITE. This home is situated close to all amenities such as bus stops, schools, shopping, restaurants, quick/easy access to Highway 16 & other major routes, walking trails, parks & close proximity to BIG LAKE which offers opportunities for kayaking, fishing, hiking & biking on Red Willow Trail System!!

Built in 2020

### **Essential Information**

MLS® # E4444808

Price \$569,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,550         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5106 Lark Crescent |
| Area        | Edmonton           |
| Subdivision | Kinglet Gardens    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5S 0N9            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Washer, See Remarks, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Wall Mount   |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 59         |

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Listing information last updated on July 7th, 2025 at 12:02pm MDT