

# \$642,500 - 660 Kinglet Boulevard, Edmonton

MLS® #E4415714

## \$642,500

5 Bedroom, 3.00 Bathroom, 2,262 sqft  
Single Family on 0.00 Acres

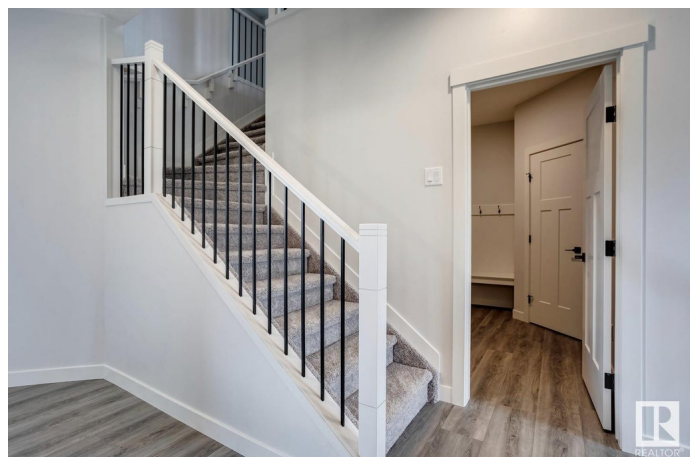
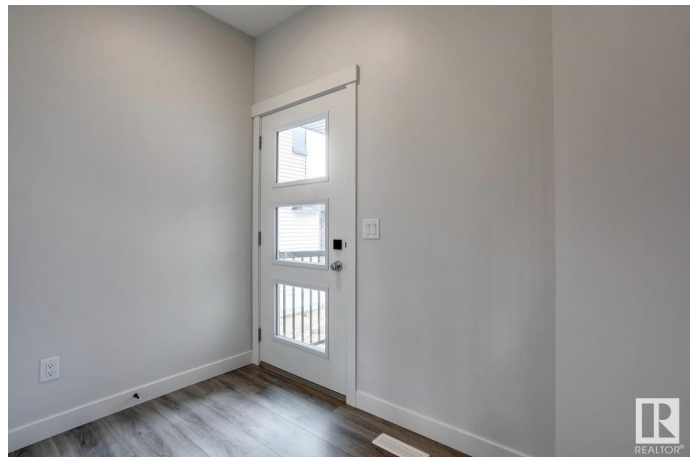
Kinglet Gardens, Edmonton, AB

The Assurance is an Evolve plan has everything you want and need in a home. Double oversized attached garage & separate side entrance, 9' ceilings on main floor & separate side entrance & Luxury Vinyl Plank Flooring throughout the main floor also the whole home has attractive SLD recessed lighting. Inviting foyer that branches off to the convenient full 3 piece bath and the mud room with a large open closet that can also be accessed through the garage. The mud room also connect to the kitchen through a walk-through pantry. There is a bedroom off the full bath. Great room and kitchen and nook have large windows and sliding glass patio doors that accesses the back yard. The primary bedroom has a 5-piece ensuite with double sinks, large soaker tub and a walk-in shower w/ glass doors and a substantial walk-in closet accessed through the ensuite. There is an inviting bonus room, a laundry room and three comfortable bedrooms. Photos Representative

Built in 2024

## Essential Information

MLS® #	E4415714
Price	\$642,500
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	2,262
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	660 Kinglet Boulevard
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 2B9

### **Amenities**

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Winterburn School
Middle	Michael Phair School
High	Jasper Place School

### **Additional Information**

Date Listed	December 10th, 2024
Days on Market	94
Zoning	Zone 59

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Listing information last updated on March 14th, 2025 at 1:32pm MDT