

# \$619,900 - 3945 Wren Loop, Edmonton

MLS® #E4442426

**\$619,900**

3 Bedroom, 2.50 Bathroom, 2,102 sqft  
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to this stunning 2-storey home in Kinglet, offering 2,102 sq ft of thoughtfully designed living space and backing onto a peaceful walkway. Featuring 9-foot ceilings on both the main floor and basement, this home feels bright and spacious throughout. The modern kitchen boasts stainless steel appliances, ceiling-height cabinetry, and stylish railings, perfect for entertaining. Upstairs you'll find three generous bedrooms, 2.5 baths, and a versatile bonus room ideal for family living. The private side entrance to the basement provides future suite potential. Enjoy outdoor living on the backyard deck, and take advantage of the double front-attached garage for added convenience. Located in a vibrant new community close to trails, parks, and amenities, this home combines modern style with smart functionality—perfect for families or investors alike.

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442426  |
| Price      | \$619,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,102                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3945 Wren Loop  |
| Area        | Edmonton        |
| Subdivision | Kinglet Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5S 0T1         |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Exterior Walls- 2"x6", Hot Water Natural Gas, Vinyl Windows |
| Parking Spaces | 4                                                                          |
| Parking        | Double Garage Attached                                                     |

### Interior

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

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Wood, Vinyl                              |
| Exterior Features | Golf Nearby, Not Fenced, Shopping Nearby |
| Roof              | Asphalt Shingles                         |
| Construction      | Wood, Vinyl                              |
| Foundation        | Concrete Perimeter                       |

**Additional Information**

Date Listed                June 11th, 2025  
Days on Market        143  
Zoning                    Zone 59

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