

## \$344,998 - 4169 Kinglet Drive, Edmonton

MLS® #E4447092

**\$344,998**

2 Bedroom, 2.50 Bathroom, 1,100 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

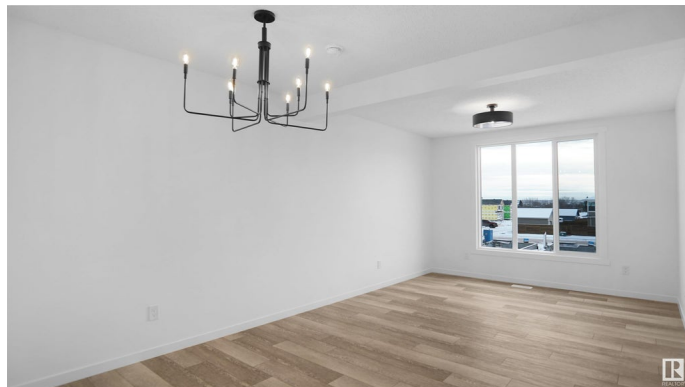
**NO CONDO FEES and AMAZING VALUE!**

You read that right welcome to this brand new townhouse unit the "Demi" Built by StreetSide Developments and is located in one of Edmonton's newest premier North West communities of Kinglet Gardens. With almost 1100 square Feet, it comes with front yard landscaping and a single over sized attached garage, this opportunity is perfect for a young family or young couple. Your main floor is complete with upgrade luxury Vinyl Plank flooring throughout the great room and the kitchen. The main entrance/ main floor has a large sized foyer with a 2 piece bathroom. Highlighted in your new kitchen are upgraded cabinets, upgraded counter tops and a tile back splash. The upper level has 2 bedrooms and 2 full bathrooms. \*\*\* This home is under construction and will be complete by October 2025, the photos used are from a recently built home and colors may vary \*\*\*

Built in 2025

### Essential Information

MLS® #	E4447092
Price	\$344,998
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,100
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	4169 Kinglet Drive
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0S8

### Amenities

Amenities	See Remarks
Parking	Over Sized, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 10th, 2025

Days on Market 4

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 July 14th, 2025 at 3:47pm MDT