

## \$649,000 - 637 Kinglet Boulevard, Edmonton

MLS® #E4448715

**\$649,000**

5 Bedroom, 3.50 Bathroom, 1,829 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

**\*\*\*PRICED TO SALE\*\*\*** Built by Sterling Homes and ready for quick possession, this brand-new 2025-built property in Kinglet Gardens offers both smart design and strong investment potential. Featuring 1,829 sq ft above grade plus a fully finished LEGAL basement suite (737 sq ft), this home provides 5 bedrooms, 3.5 bathrooms, and a total of 2,566 sq ft of finished living space. The upper level includes 4 spacious bedrooms, perfect for large or multi-generational families. The self-contained 1-bedroom legal suite in the basement comes with its own kitchen, living room, bathroom, and walk-up side entrance—ideal for rental income or private extended family use. The open-concept main floor, a modern kitchen, and plenty of natural light. Complete with a double attached garage, this home is situated in a growing community with convenient access to amenities, nature trails, and future development. A fantastic opportunity for homeowners and investors alike.

Built in 2025

### Essential Information

MLS® # E4448715

Price \$649,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,829                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 637 Kinglet Boulevard |
| Area        | Edmonton              |
| Subdivision | Kinglet Gardens       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5S 0S8               |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | On Street Parking, No Animal Home, No Smoking Home, Walk-up Basement |
| Parking Spaces | 4                                                                    |
| Parking        | Double Garage Attached                                               |
| Is Waterfront  | Yes                                                                  |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, Stove-Induction |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Stories           | 2                                                                                                                      |
| Has Suite         | Yes                                                                                                                    |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Finished                                                                                                         |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Landscaped, Playground Nearby, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 26              |
| Zoning         | Zone 59         |

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Listing information last updated on August 13th, 2025 at 12:18pm MDT