

## \$628,000 - 637 Kinglet Boulevard, Edmonton

MLS® #E4464742

**\$628,000**

5 Bedroom, 3.50 Bathroom, 1,829 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

PRICED TO SELL – Bright, Warm & Thoughtfully Designed Built by Sterling Homes and ready for quick possession, this brand-new 2025-built home in Kinglet Gardens showcases a sun-filled, open layout with a warm and inviting colour palette throughout. Spanning 1,829 sq ft above grade plus a fully finished LEGAL basement suite (737 sq ft), the home offers a total of 2,566 sq ft of living space – featuring 5 bedrooms and 3.5 bathrooms in total. The main floor welcomes you with an abundance of natural light, a modern kitchen with stylish finishes, and a spacious dining and living area perfect for family gatherings. The double attached garage adds convenience, while large windows and bright interiors create a sense of warmth and openness. The self-contained 1-bedroom LEGAL suite includes its own kitchen, bathroom, living room, and private side entry, providing excellent mortgage helper income or a comfortable space for extended family. Located in a fast-growing community close to amenities, parks, and scenic

Built in 2024

### Essential Information

MLS® # E4464742

Price \$628,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,829                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| 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 | 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                              |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                                                     |
| Stories           | 3                                                                                             |
| Has Suite         | Yes                                                                                           |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Finished                                                                                |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 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 November 8th, 2025 at 2:17pm MST