

\$670,250 - 684 Kinglet Boulevard, Edmonton

MLS® #E4415749

\$670,250

4 Bedroom, 3.00 Bathroom, 2,223 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

The Atlas home is 2211 sq. ft., this Evolve model has everything you want and need in a home. Double attached garage with 4' GARAGE LIFESTYLE PACKAGE-4' to width of garage & driveway & 2' to length. Includes 4 keyless light fixtures, 2 standard duplex outlets, 12"X12" plastic floor drain connected to sewer (concrete sloped to drain), hot & cold water taps, man door, exterior light/switch & 3 way switch in garage & a 24X36 picture window, 9 ft. ceilings on main & basement levels, separate side entrance & Luxury Vinyl Plank Flooring throughout the main floor. Inviting foyer with coat closet and from garage door access there is a mudroom and a convenient full 3-piece bath with walk-in shower. Across the hallway there is a bedroom and from there it opens up to the open concept nook, great room with fireplace & kitchen. The primary bedroom has dual walk-in closets and a 5-piece ensuite with double sinks, large tub and a walk-in shower w/ glass doors. photos are representative

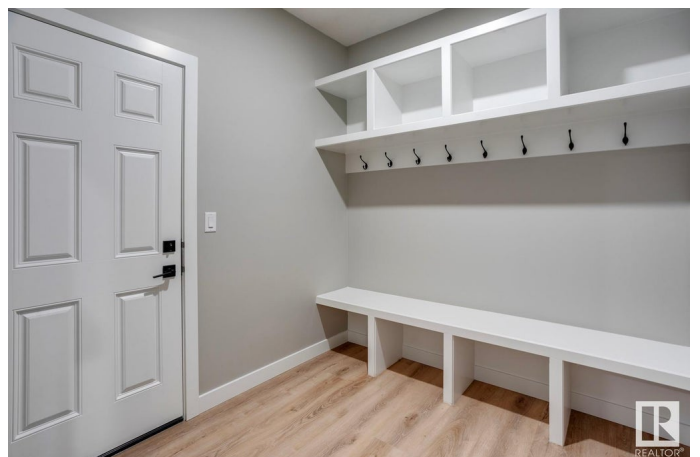
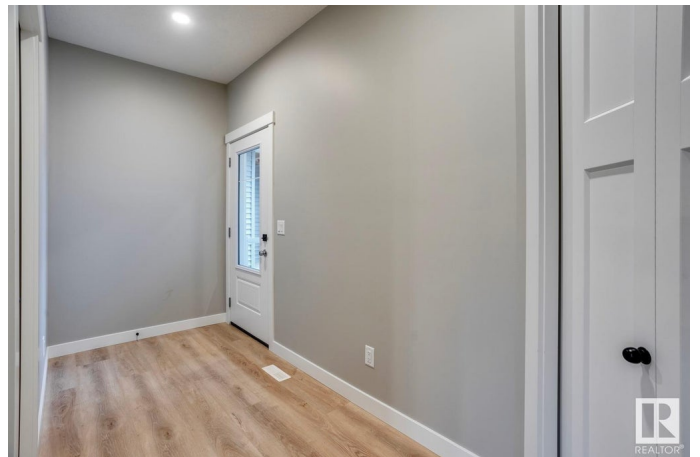
Built in 2024

Essential Information

MLS® # E4415749

Price \$670,250

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	2,223
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	684 Kinglet Boulevard
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 2B9

Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home
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
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, 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 116

Zoning Zone 59

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Listing information last updated on April 5th, 2025 at 9:17am MDT