

\$745,000 - 631 Kinglet Bv Nw, Edmonton

MLS® #E4451704

\$745,000

5 Bedroom, 4.00 Bathroom, 1,995 sqft
Single Family on 0.07 Acres

Kinglet Gardens, Edmonton, Alberta

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 1,995 sq ft above grade plus a fully finished LEGAL basement suite (780 sq ft), this home provides 5 bedrooms, 3.5 bathrooms, and a total of 2,775 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. (id:6289)

Built in 2025

Essential Information

Listing #	E4451704
Price	\$745,000
Bedrooms	5
Bathrooms	4.00
Square Footage	1,995
Acres	0.07



Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	631 Kinglet Bv Nw
Subdivision	Kinglet Gardens
City	Edmonton
Province	Alberta
Postal Code	T5S0S8

Amenities

Amenities	Playground, Shopping
Features	Sloping, No Animal Home, No Smoking Home
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Garage door opener, Dryer, Refrigerator, Two stoves, Two Washers, Dishwasher
Heating	Forced air
# of Stories	2
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	Power Properties
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