

## \$499,900 - N/A, Edmonton

MLS® #E4451233

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,748 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to this brand new 1748 SQFT Birmingham II model by award winning builder Blackstone Homes in the upscale area of Kinglet, Big Lake. Upon entry, you will be welcomed by spacious foyer and a huge great room offering electric fireplace finished with feature wall, dining room with beautiful coffered ceiling, spacious kitchen offering up to the ceiling soft closing cabinets. Back entrance offers a much needed mudroom with bench. Main floor den for work from home option. The 2nd floor offers 3 large bedrooms, 2 baths, bonus room & laundry. Master bedroom is huge with beautiful feature wall and an en-suite with good size closet. Other upgrades - Double detached garage, Rear deck, Separate entrance, 9' main/basement ceiling, MDF shelving, upgraded electrical, flooring & black plumbing fixtures, upgraded quartz throughout, appliances included & New Home Warranty. Great location-close to Yellowhead, Anthony Henday park & all amenities.

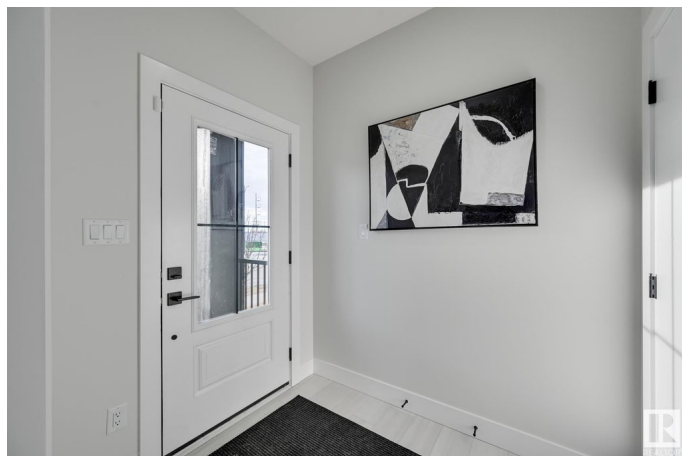
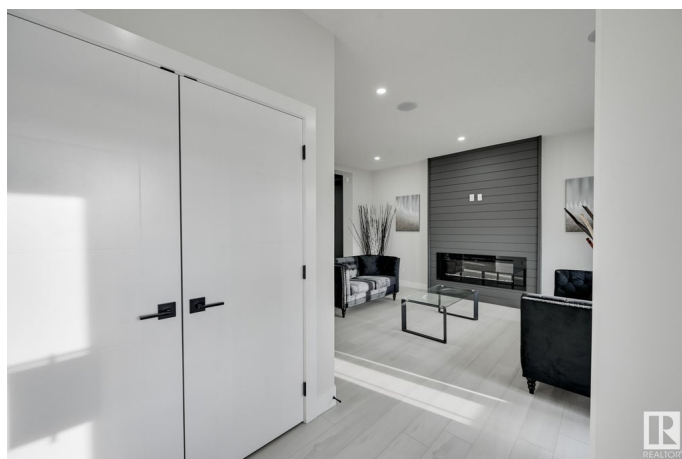
Built in 2025

### Essential Information

MLS® # E4451233

Price \$499,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,748                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | N/A             |
| Area        | Edmonton        |
| Subdivision | Kinglet Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5S 0R3         |

### Amenities

|           |                                                                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                                                               |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, 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 | Back Lane, Golf Nearby, Not Fenced, Not Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 38               |
| Zoning         | Zone 59          |
| HOA Fees Freq. | Annually         |

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 September 12th, 2025 at 4:02am MDT