

# **\$723,888 - 730 Kinglet Boulevard, Edmonton**

MLS® #E4439377

**\$723,888**

5 Bedroom, 3.50 Bathroom, 2,625 sqft  
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Better Than New! This beautifully upgraded, original-owner home offers space, style, and comfort in one perfect package. Featuring 4 large bedrooms plus a spacious bonus room upstairs, there's plenty of room for the whole family. The main floor shines with a chef-inspired kitchen, built-in appliances, walk-through pantry, and luxury finishes throughout. The fully finished basement includes a 5th bedroom & a second kitchen, AND a second laundry room—ideal for guests, or extended family. Step outside to a low-maintenance composite deck and enjoy the generous backyard, perfect for summer fun. The epoxy-coated garage floor adds a sleek, durable touch you'll appreciate year-round. Every inch of this home has been carefully maintained and thoughtfully upgraded by its original owner. Located in a family-friendly neighborhood near schools, parks, and all amenities, this home truly has it all. Don't miss your chance to own this turn-key beauty that blends comfort, function, and luxury. Welcome home!

Built in 2020

## **Essential Information**

MLS® #	E4439377
Price	\$723,888



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,625
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	730 Kinglet Boulevard
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0N9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck
Parking Spaces	6
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Low Maintenance
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter



**Additional Information**

Date Listed	May 30th, 2025
Days on Market	18
Zoning	Zone 59

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