

# \$798,000 - 234 Kinglet Boulevard, Edmonton

MLS® #E4452247

**\$798,000**

3 Bedroom, 2.50 Bathroom, 2,399 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Location, Location, Location! Welcome to this brand new WALKOUT BACKING ON TO THE POND 2399 SQFT 2 storey New Castle 1B model by award winning Blackstone Homes in Kinglet Gardens. This home won the best home with BILD 2023. Upon entering, you will be welcomed by nice foyer leading to a much needed den, mudroom with built ins & walk through pantry leading to chef dream kitchen offering built in appliances with fridge/freezer combo & huge island. Dining area with wet bar. Great room offers 18 feet open to below ceiling with linear fireplace finished with wood/tile & 3D ceiling. The 2nd floor offers 3 good size bedrooms, 2 baths, bonus room. Master bedroom is huge with beautiful spa like ensuite offering double sinks, shower & freestanding tub, huge WIC. Other features -9' main/basement ceiling, MDF shelving, Maple railing, Black plumbing/Lighting fixtures, upgraded quartz throughout, New Home Warranty. Great location - Easy access to Yellowhead/Anthony Henday, close to shopping & playground

Built in 2025

## Essential Information

MLS® # E4452247

Price \$798,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,399
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	234 Kinglet Boulevard
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0S6

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Walkout Basement, Wet Bar, 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, 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	Backs Onto Lake, Golf Nearby, No Back Lane, Not Fenced, Not Landscaped, Park/Reserve, Picnic Area, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	14
Zoning	Zone 59
HOA Fees Freq.	Annually

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Listing information last updated on August 21st, 2025 at 9:17am MDT