\$489,900 - 4180 Kinglet Drive, Edmonton

MLS® #E4435335

\$489.900

3 Bedroom, 2.50 Bathroom, 1,367 sqft Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

GREAT LEGAL SUITE POTENTIAL! Discover this investor's dream in a stunning modern duplex with nearby trails and natural scenery. This 1,367 sq ft 3-bedroom, 2.5-bath home boasts a main floor open-concept layout with 9 ft. ceilings, luxury vinyl plank flooring, and a gourmet kitchen featuring a central island with quartz countertops, undermount sink, flush eating ledge, over-the-range microwave, full-height tiled backsplash, and soft-close doors and drawers. Upstairs, retreat to the expansive primary suite featuring a walk-in closet and a luxurious 4-piece ensuite that offers a spa-like atmosphere with double sinks. There are two additional bedrooms, a 3-piece bathroom, and a convenient laundry room. Additional features include a double car garage with a floor drain, a separate side entrance, large triple-pane windows, and a sliding patio door. In the basement, you will find rough-ins for a potential future legal suite, too! Maximize your rental yields with this high-quality, versatile property.



Built in 2025

Essential Information

MLS® # E4435335 Price \$489,900

Bedrooms 3

Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,367 Acres 0.00 Year Built 2025

Type Single Family
Sub-Type Half Duplex

Style 2 Storey
Status Active

Community Information

Address 4180 Kinglet Drive

Area Edmonton

Subdivision Kinglet Gardens

City Edmonton
County ALBERTA

Province AB

Postal Code T5S 0S8

Amenities

Amenities Ceiling 9 ft., No Smoking Home

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances None

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl

Exterior Features Flat Site, No Through Road, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 8th, 2025

Days on Market 174

Zoning Zone 59

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