

# \$670,250 - 684 Kinglet Boulevard, Edmonton

MLS® #E4415749

**\$670,250**

4 Bedroom, 3.00 Bathroom, 2,223 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

The Atlas home is 2211 sq. ft., this Evolve model has everything you want and need in a home. Double attached garage with 4' GARAGE LIFESTYLE PACKAGE-4' to width of garage & driveway & 2' to length. Includes 4 keyless light fixtures, 2 standard duplex outlets, 12"X12" plastic floor drain connected to sewer (concrete sloped to drain), hot & cold water taps, man door, exterior light/switch & 3 way switch in garage & a 24X36 picture window, 9 ft. ceilings on main & basement levels, separate side entrance & Luxury Vinyl Plank Flooring throughout the main floor. Inviting foyer with coat closet and from garage door access there is a mudroom and a convenient full 3-piece bath with walk-in shower. Across the hallway there is a bedroom and from there it opens up to the open concept nook, great room with fireplace & kitchen. The primary bedroom has dual walk-in closets and a 5-piece ensuite with double sinks, large tub and a walk-in shower w/ glass doors. photos are representative

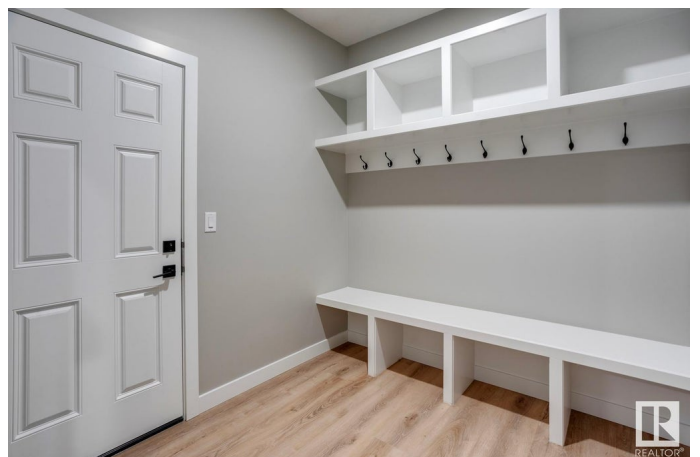
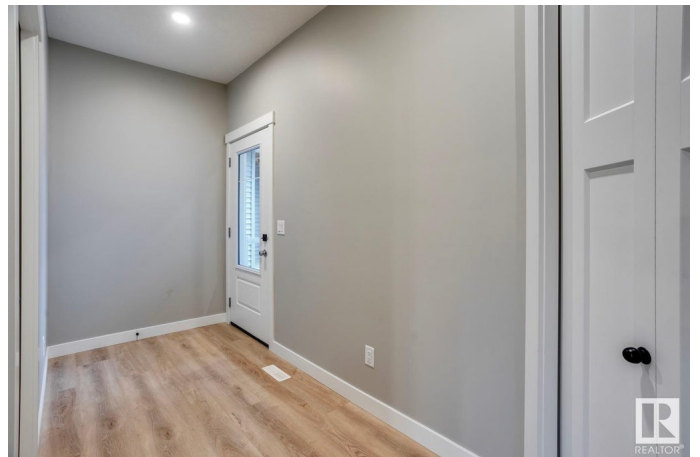
Built in 2024

## Essential Information

MLS® # E4415749

Price \$670,250

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	2,223
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	684 Kinglet Boulevard
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 2B9

### **Amenities**

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Winterburn School

Middle Michael Phair School

High Jasper Place School

### **Additional Information**

Date Listed December 10th, 2024

Days on Market 117

Zoning Zone 59

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Listing information last updated on April 6th, 2025 at 10:32am MDT