

\$615,000 - 637 Kinglet Boulevard, Edmonton

MLS® #E4459163

\$615,000

5 Bedroom, 3.50 Bathroom, 1,829 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

PRICED TO SELL. Built by Sterling Homes and ready for quick possession, this brand-new 2025-built property in Kinglet Gardens offers smart design with excellent flexibility. Featuring 1,829 sq ft above grade plus a fully finished LEGAL basement suite (737 sq ft), this home provides 5 bedrooms, 3.5 bathrooms, and a total of 2,566 sq ft of finished living space. Ideal for multi-generational living, first-time buyers seeking added value, or those looking for flexible living arrangements, the self-contained 1-bedroom legal suite includes its own kitchen, bathroom, living room, and walk-up side entry. The open-concept main floor offers a modern kitchen, large dining area, and plenty of natural light. Complete with a double attached garage, this home is situated in a growing community with convenient access to amenities, nature trails, and future development. A fantastic opportunity for homeowners and investors alike.

Built in 2024

Essential Information

MLS® #	E4459163
Price	\$615,000
Bedrooms	5
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,829
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	637 Kinglet Boulevard
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0S8

Amenities

Amenities	No Animal Home, No Smoking Home, Walk-up Basement
Parking	Double Garage Attached, Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed September 23rd, 2025
Days on Market 23
Zoning Zone 59

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