

# \$399,998 - 4288 Kinglet Drive, Edmonton

MLS® #E4461086

**\$399,998**

3 Bedroom, 2.50 Bathroom, 1,190 sqft

Single Family on 0.00 Acres

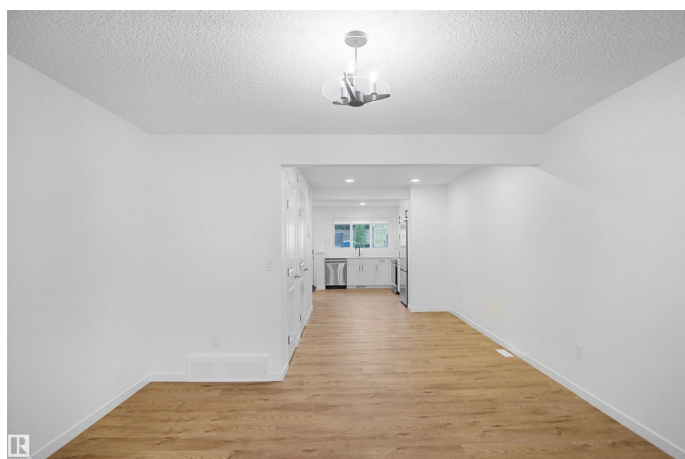
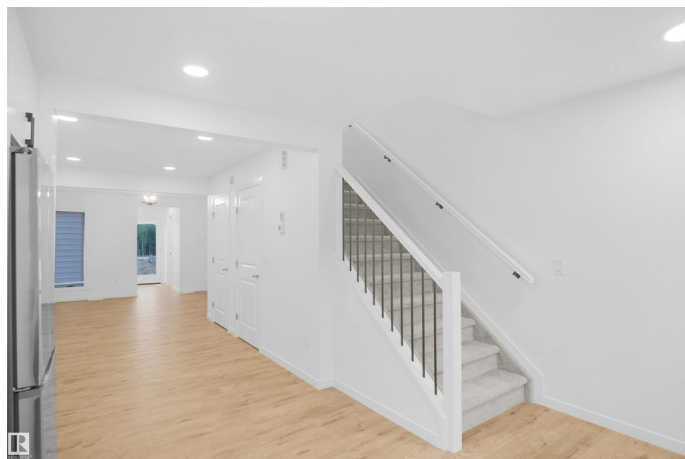
Kinglet Gardens, Edmonton, AB

Welcome to this brand new home the "Sage II" Built by Broadview Homes and is located in one of North West Edmonton's newest premier communities of Kinglet Gardens. With just under 1200 square Feet this home comes single parking detached garage, this opportunity is perfect for a young family or young couple. Your main floor is complete with luxury Vinyl plank flooring throughout the great room and the kitchen. Highlighted in your new kitchen are upgraded cabinets, upgraded counter tops and a tile back splash. Finishing off the main level is a 2 piece bathroom. The upper level has 3 bedrooms and 2 full bathrooms that is perfect for a first time buyer.

Built in 2025

## Essential Information

MLS® #	E4461086
Price	\$399,998
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,190
Acres	0.00
Year Built	2025



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4288 Kinglet Drive
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0T1

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 6th, 2025
Days on Market	6
Zoning	Zone 59

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Listing information last updated on October 12th, 2025 at 3:47am MDT