

# \$449,800 - 171 Kinglet Bv, Edmonton

MLS® #E4449309

## \$449,800

3 Bedroom, 2.50 Bathroom, 1,527 sqft  
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

END UNIT | NO CONDO FEES | SUITE POTENTIAL Welcome to this stylish end-unit townhouse in Kinglet Gardens, steps from Big Lake! The main floor boasts 9â€™™ ceilings, a modern kitchen with 42â€™• cabinets, quartz countertops, and a waterline to the fridge, plus a convenient half bath. Upstairs features 2 large secondary bedrooms, a full 4-pc bath, laundry room, and a spacious primary suite with walk-in closet and ensuite. The unfinished basement includes painted floors, side entrance, and legal suite rough-insâ€™”ideal for added income or extended family. Enjoy a double detached garage, triple-pane windows, and a high-efficiency furnace. With no condo fees and incredible value, this home is perfect for families, investors, or first-time buyers!



Built in 2023

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449309  |
| Price          | \$449,800 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,527     |
| Acres          | 0.00      |

|            |                      |
|------------|----------------------|
| Year Built | 2023                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 171 Kinglet Bv  |
| Area        | Edmonton        |
| Subdivision | Kinglet Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5S 0S6         |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Smoking Home |
| Parking   | Double Garage Detached                                                 |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Stone, Vinyl            |
| Exterior Features | Landscaped, Playground Nearby |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Stone, Vinyl            |
| Foundation        | Concrete Perimeter            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 10              |

Zoning

Zone 59



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Listing information last updated on August 3rd, 2025 at 1:02pm MDT