

## \$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      129  
Zoning                Zone 59

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