

# \$674,250 - 668 Kinglet Boulevard, Edmonton

MLS® #E4415747

**\$674,250**

4 Bedroom, 4.00 Bathroom, 2,223 sqft  
Single Family on 0.00 Acres

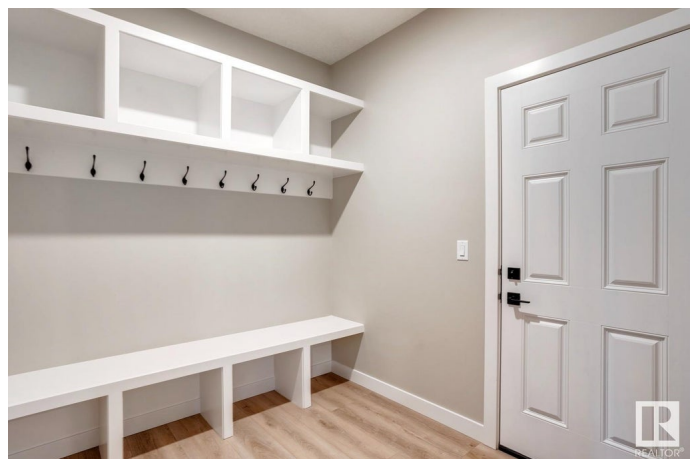
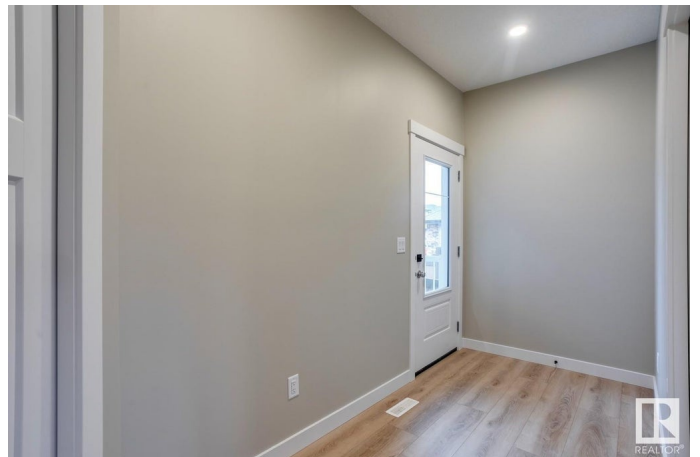
Kinglet Gardens, Edmonton, AB

The Atlas home is a 2211sqft Evolve model with everything you want and need in a home. Double attached garage with 2 ft added to the width, 9' ceilings on main & lower level & 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 & Kitchen. Great room with fireplace that comes with a Venetian plaster style feature wall and nook have large windows and a garden door to the back yard. There are two primary bedrooms, one with a walk-in closet and a 5-piece ensuite with double sinks, large tub and a walk-in shower w/ glass doors and the other has a walk-in closet and a 3-piece ensuite with a walk-in shower with glass doors. There is a convenient bonus room, rear open to below views, a main 3-piece bath & laundry room.

Built in 2024

## Essential Information

MLS® #	E4415747
Price	\$674,250
Bedrooms	4
Bathrooms	4.00



Full Baths	4
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	668 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, See Remarks
Parking Spaces	4
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      92

Zoning                 Zone 59

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Listing information last updated on March 12th, 2025 at 3:17pm MDT