

## \$695,000 - 633 Kinglet Boulevard, Edmonton

MLS® #E4451687

**\$695,000**

5 Bedroom, 3.50 Bathroom, 1,823 sqft

Single Family on 0.00 Acres

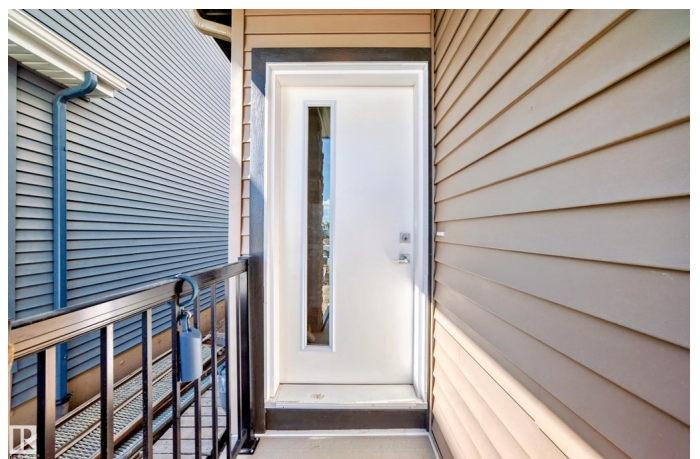
Kinglet Gardens, Edmonton, AB

Built by Sterling Homes and ready for quick possession, this brand-new 2025-built property in Kinglet Gardens offers both smart design and strong investment potential. Featuring 1,823 sq ft above grade plus a fully finished LEGAL basement suite (744 sq ft), this home provides 5 bedrooms, 3.5 bathrooms, and a total of 2,566 sq ft of finished living space. The upper level includes 4 spacious bedrooms, perfect for large or multi-generational families. The self-contained 1-bedroom legal suite in the basement comes with its own kitchen, living room, bathroom, and walk-up side entrance—ideal for rental income or private extended family use. The open-concept main floor, a modern kitchen, 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 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451687  |
| Price     | \$695,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,823                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 633 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        | Dryer, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-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, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 91               |
| Zoning         | Zone 59          |

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Listing information last updated on November 4th, 2025 at 10:47pm MST