

# **\$723,888 - 730 Kinglet Boulevard, Edmonton**

MLS® #E4439377

**\$723,888**

5 Bedroom, 3.50 Bathroom, 2,625 sqft  
Single Family on 0.00 Acres

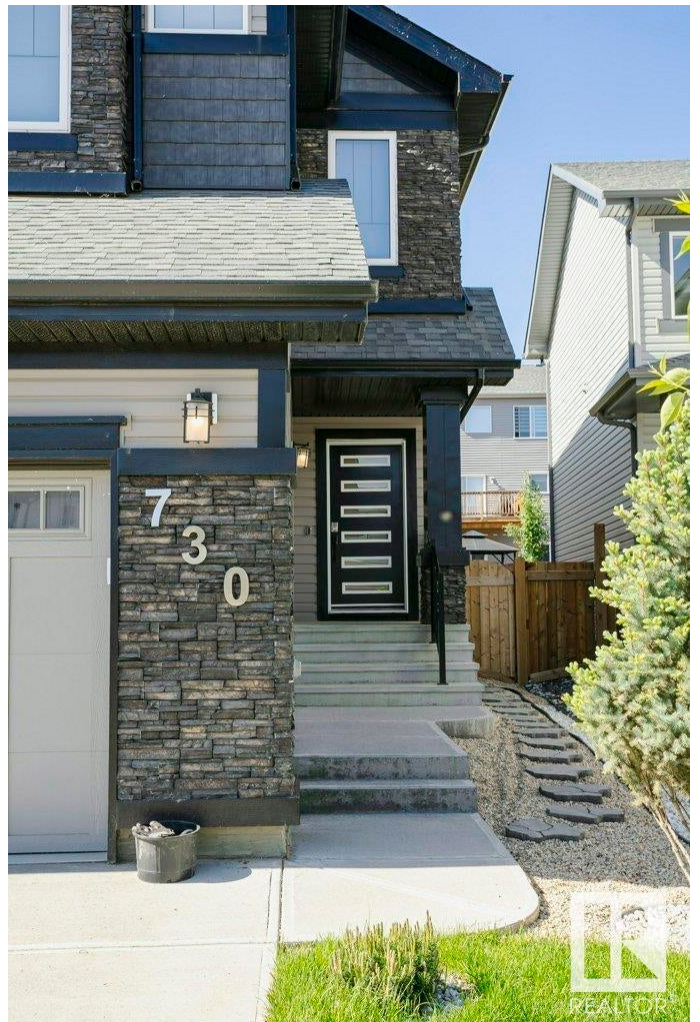
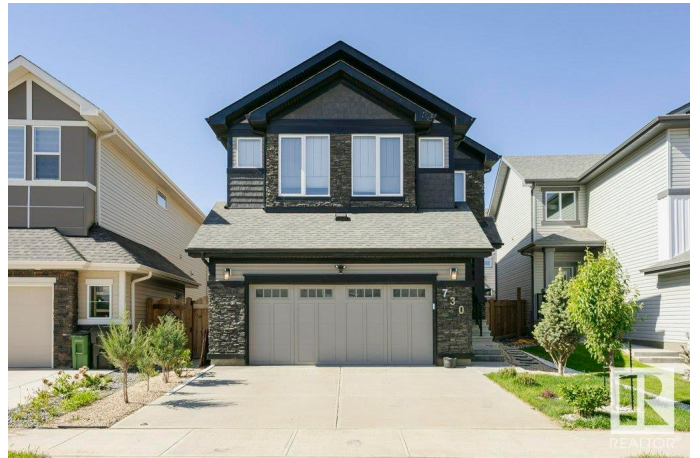
Kinglet Gardens, Edmonton, AB

Better Than New! This beautifully upgraded, original-owner home offers space, style, and comfort in one perfect package. Featuring 4 large bedrooms plus a spacious bonus room upstairs, there's plenty of room for the whole family. The main floor shines with a chef-inspired kitchen, built-in appliances, walk-through pantry, and luxury finishes throughout. The fully finished basement includes a 5th bedroom & a second kitchen, AND a second laundry room—ideal for guests, or extended family. Step outside to a low-maintenance composite deck and enjoy the generous backyard, perfect for summer fun. The epoxy-coated garage floor adds a sleek, durable touch you'll appreciate year-round. Every inch of this home has been carefully maintained and thoughtfully upgraded by its original owner. Located in a family-friendly neighborhood near schools, parks, and all amenities, this home truly has it all. Don't miss your chance to own this turn-key beauty that blends comfort, function, and luxury. Welcome home!

Built in 2020

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4439377  |
| Price  | \$723,888 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,625                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 730 Kinglet Boulevard |
| Area        | Edmonton              |
| Subdivision | Kinglet Gardens       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5S 0N9               |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck |
| Parking Spaces | 6                                                       |
| Parking        | Double Garage Attached                                  |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                |
| Fireplaces        | Mantel                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                  |
| Has Suite         | Yes                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                     |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood, Vinyl                 |
| Exterior Features | Fenced, Golf Nearby, Low Ma |
| Roof              | Asphalt Shingles            |
| Construction      | Wood, Vinyl                 |
| Foundation        | Concrete Perimeter          |



**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 24             |
| Zoning         | Zone 59        |

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Listing information last updated on June 23rd, 2025 at 6:02am MDT