

\$649,000 - 637 Kinglet Boulevard, Edmonton

MLS® #E4448715

\$649,000

5 Bedroom, 3.50 Bathroom, 1,829 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

*****PRICED TO SALE***** 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 1,829 sq ft above grade plus a fully finished LEGAL basement suite (737 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® # E4448715

Price \$649,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,829
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	637 Kinglet Boulevard
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0S8

Amenities

Amenities	On Street Parking, No Animal Home, No Smoking Home, Walk-up Basement
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, Stove-Induction
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Landscaped, Playground Nearby, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 18th, 2025
Days on Market	15
Zoning	Zone 59

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Listing information last updated on August 2nd, 2025 at 1:17pm MDT