

## \$462,250 - 4584 Warbler Loop, Edmonton

MLS® #E4436970

**\$462,250**

3 Bedroom, 2.50 Bathroom, 1,288 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

The Star Model is a refined blend of elegance and efficiency, thoughtfully designed to feel like home. Rich LVP flooring sets a warm, welcoming tone throughout. Step inside to a spacious entryway with a walk-in closet. The sunlit great room flows effortlessly into the open-concept dining area and U-shaped kitchen, complete with large windows, a peninsula island with flush eating ledge, and an undermount sink. Storage abounds with Thermofoil soft-close cabinets and a generous pantry. At the rear, you'll find another closet and a convenient half bath, along with access to the rear parking pad. Upstairs, the bright primary suite includes a walk-in closet and a relaxing 3-piece ensuite. Two additional bedrooms each with ample closet space—a full 3-piece bath, and a laundry closet round out the upper level. Additional highlights include black plumbing and lighting fixtures, separate entry, basement rough-in package, and the upgraded Sterling Signature Specification.

Built in 2025

### Essential Information

MLS® # E4436970

Price \$462,250

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,288
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4584 Warbler Loop
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 2C2

### Amenities

Amenities	No Animal Home, No Smoking Home, Television Connection
Parking	Parking Pad Cement/Paved

### 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	Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 16th, 2025  
Days on Market      70  
Zoning                Zone 59

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