

# \$745,000 - 631 Kinglet Boulevard, Edmonton

MLS® #E4451704

**\$745,000**

5 Bedroom, 4.00 Bathroom, 1,995 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 1,995 sq ft above grade plus a fully finished LEGAL basement suite (780 sq ft), this home provides 5 bedrooms, 3.5 bathrooms, and a total of 2,775 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® #	E4451704
Price	\$745,000
Bedrooms	5
Bathrooms	4.00



Full Baths	4
Square Footage	1,995
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	631 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
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

## Additional Information

Date Listed August 6th, 2025

Days on Market 76

Zoning Zone 59

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Listing information last updated on October 21st, 2025 at 7:02pm MDT