

\$449,800 - 171 Kinglet Bv, Edmonton

MLS® #E4449309

\$449,800

3 Bedroom, 2.50 Bathroom, 1,527 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

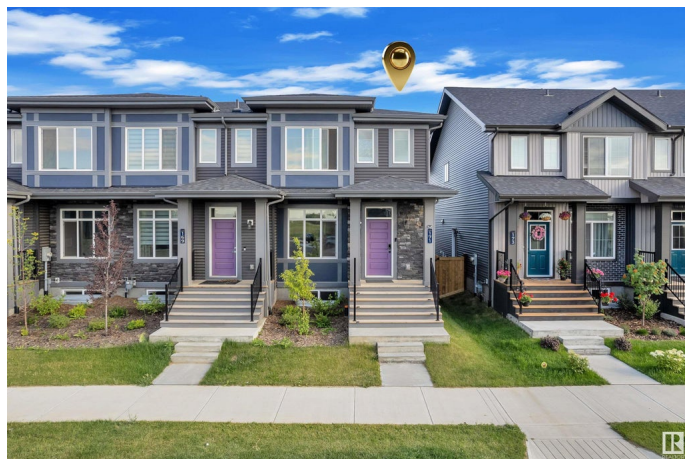
END UNIT | NO CONDO FEES | SUITE

POTENTIAL Welcome to this stylish end-unit townhouse in Kinglet Gardens, steps from Big Lake! The main floor boasts 9'™ ceilings, a modern kitchen with 42" cabinets, quartz countertops, and a waterline to the fridge, plus a convenient half bath. Upstairs features 2 large secondary bedrooms, a full 4-pc bath, laundry room, and a spacious primary suite with walk-in closet and ensuite. The unfinished basement includes painted floors, side entrance, and legal suite rough-ins—ideal for added income or extended family. Enjoy a double detached garage, triple-pane windows, and a high-efficiency furnace. With no condo fees and incredible value, this home is perfect for families, investors, or first-time buyers!

Built in 2023

Essential Information

MLS® #	E4449309
Price	\$449,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,527
Acres	0.00



Year Built	2023
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	171 Kinglet Bv
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0S6

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Smoking Home
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

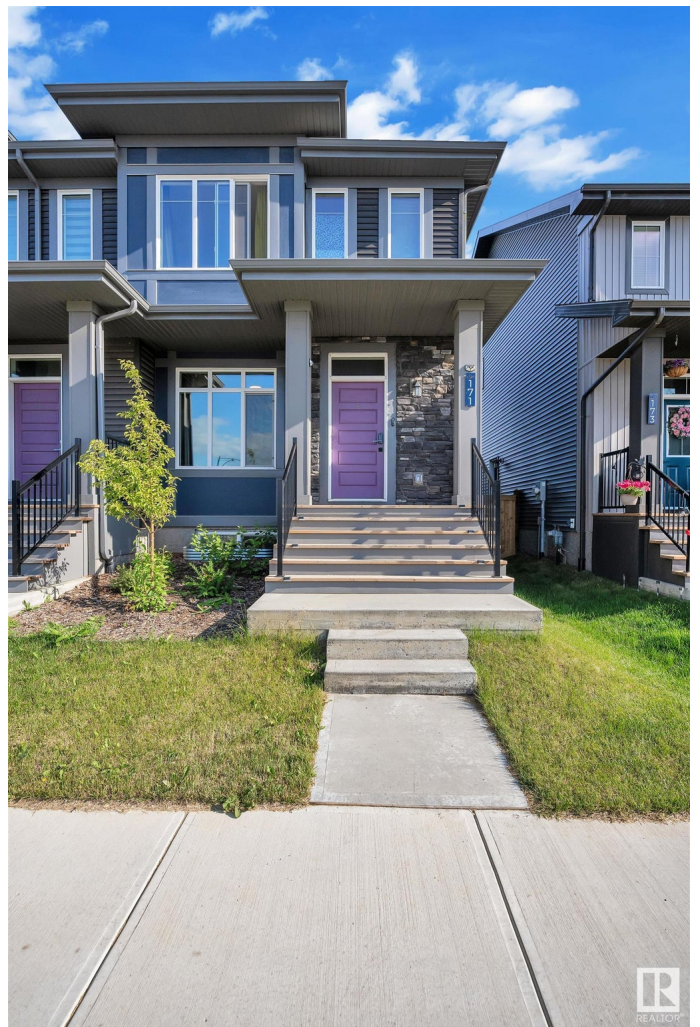
Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 24th, 2025
Days on Market	5

Zoning

Zone 59



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 29th, 2025 at 1:02am MDT