

# \$489,900 - 4180 Kinglet Drive, Edmonton

MLS® #E4435335

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,367 sqft

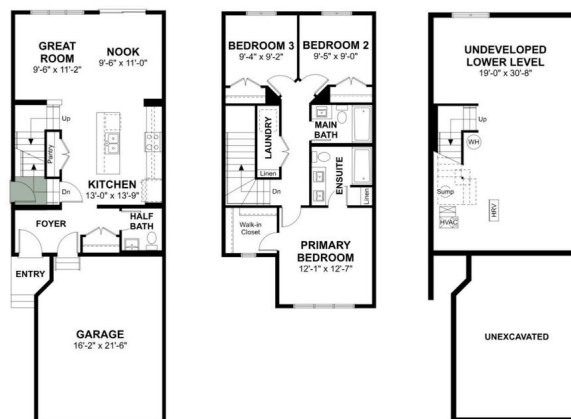
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

GREAT LEGAL SUITE POTENTIAL! Discover this investor's dream in a stunning modern duplex with nearby trails and natural scenery. This 1,367 sq ft 3-bedroom, 2.5-bath home boasts a main floor open-concept layout with 9 ft. ceilings, luxury vinyl plank flooring, and a gourmet kitchen featuring a central island with quartz countertops, undermount sink, flush eating ledge, over-the-range microwave, full-height tiled backsplash, and soft-close doors and drawers. Upstairs, retreat to the expansive primary suite featuring a walk-in closet and a luxurious 4-piece ensuite that offers a spa-like atmosphere with double sinks. There are two additional bedrooms, a 3-piece bathroom, and a convenient laundry room. Additional features include a double car garage with a floor drain, a separate side entrance, large triple-pane windows, and a sliding patio door. In the basement, you will find rough-ins for a potential future legal suite, too! Maximize your rental yields with this high-quality, versatile property.



The Retreat | 1,367 Sq. Ft.



Built in 2025

## Essential Information

MLS® # E4435335

Price \$489,900

Bedrooms 3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,367
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	4180 Kinglet Drive
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0S8

### Amenities

Amenities	Ceiling 9 ft., No Smoking Home
Parking	Double Garage Attached

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

Date Listed	May 8th, 2025
Days on Market	3
Zoning	Zone 59

