

Courtesy Of Christine Tetreault Of One Percent Realty

## \$494,900 - 3965 Wren Loop, Edmonton

MLS® #E4459834

**\$494,900**

4 Bedroom, 3.50 Bathroom, 1,363 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

**\*\*ATTENTION INVESTORS & HOMEBUYERS\*\*NEW (1975 SQ FT, LIVING SPACE)\*\*NEVER LIVED IN\*\*LEGAL SUITE\*\***  
Seize this opportunity in scenic Kinglet. This brand new, impressive 2 storey home offers high end materials, lots of living space and a full LEGAL basement suite - providing you with the chance to live upstairs and rent downstairs! Boasting 4 BEDROOMS & 3.5 BATHROOMS, this home is designed for multi-generational living or as an investment. The main floor flows beautifully with durable LVP flooring into a spacious kitchen with gleaming quartz countertops. The self-contained legal suite is a standout feature, equipped with its own furnace & hot water tank. The main residence is bright and spacious, drenched with natural light thanks to large windows & high ceilings. A garage pad is ready outside with convenient steps & a landing offers immediate parking and future garage potential. Turn key & in a fantastic location with great access to amenities! A must see!!

Built in 2025

### Essential Information

MLS® # E4459834

Price \$494,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,363                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3965 Wren Loop  |
| Area        | Edmonton        |
| Subdivision | Kinglet Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5S 0T1         |

### Amenities

|           |                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | No Garage, Parking Pad Cement/Paved, Rear Drive Access                                           |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Countertop Gas, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                       |
| Stories           | 3                                                                               |
| Has Suite         | Yes                                                                             |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Finished                                                                  |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Brick, Hardie Board Siding      |
| Exterior Features | Low Maintenance Landscape, Not Fenced |

|              |                                  |
|--------------|----------------------------------|
| Roof         | Asphalt Shingles                 |
| Construction | Wood, Brick, Hardie Board Siding |
| Foundation   | Concrete Perimeter               |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 16                   |
| Zoning         | Zone 59              |

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Listing information last updated on October 13th, 2025 at 4:17am MDT