

\$628,000 - 637 Kinglet Boulevard, Edmonton

MLS® #E4464742

\$628,000

5 Bedroom, 3.50 Bathroom, 1,829 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

PRICED TO SELL – Bright, Warm & Thoughtfully Designed Built by Sterling Homes and ready for quick possession, this brand-new 2025-built home in Kinglet Gardens showcases a sun-filled, open layout with a warm and inviting colour palette throughout. Spanning 1,829 sq ft above grade plus a fully finished LEGAL basement suite (737 sq ft), the home offers a total of 2,566 sq ft of living space – featuring 5 bedrooms and 3.5 bathrooms in total. The main floor welcomes you with an abundance of natural light, a modern kitchen with stylish finishes, and a spacious dining and living area perfect for family gatherings. The double attached garage adds convenience, while large windows and bright interiors create a sense of warmth and openness. The self-contained 1-bedroom LEGAL suite includes its own kitchen, bathroom, living room, and private side entry, providing excellent mortgage helper income or a comfortable space for extended family. Located in a fast-growing community close to amenities, parks, and scenic

Built in 2024

Essential Information

MLS® # E4464742

Price \$628,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,829
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	637 Kinglet Boulevard
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0S8

Amenities

Amenities	9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 4th, 2025
Days on Market	7
Zoning	Zone 59

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