

Courtesy Of Andy T Huynh Of Exp Realty

## \$797,856 - 4549 Warbler Loop, Edmonton

MLS® #E4438878

**\$797,856**

3 Bedroom, 3.00 Bathroom, 2,295 sqft

Single Family on 0.00 Acres

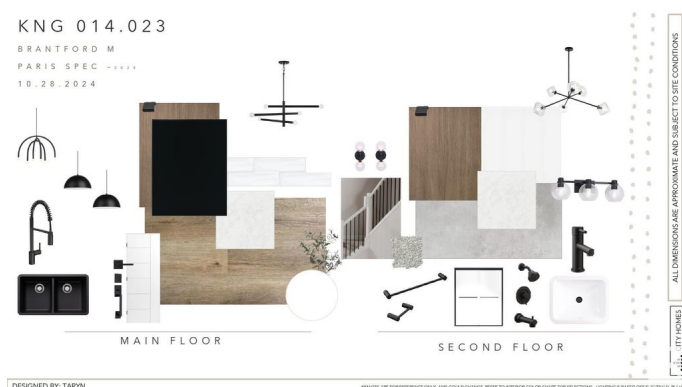
Kinglet Gardens, Edmonton, AB

Welcome to 4549 Warbler Loop NW in the serene community of Kinglet™ where luxury, space, and versatility meet! This 2295 sq ft Brantford model by City Homes Master Builder is loaded with features that elevate everyday living. 3 bedrooms, 3 bathrooms, and a main floor den, it's the perfect setup for multigenerational living or a private home office. The central bonus room adds a flexible family hangout, while the open-concept main floor impresses with its airy layout and upscale finishes. Need more potential? The walkout basement offers endless possibilities for future development or income potential. Topped off with a double attached garage, this home is minutes from parks, trails, and west-end amenities. A rare walkout opportunity in Kinglet™ don't miss it!

Built in 2025

### Essential Information

MLS® #	E4438878
Price	\$797,856
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,295
Acres	0.00
Year Built	2025



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4549 Warbler Loop
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 2C2

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 28th, 2025
Days on Market	44
Zoning	Zone 59
HOA Fees Freq.	Annually

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 11th, 2025 at 2:47am MDT