

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

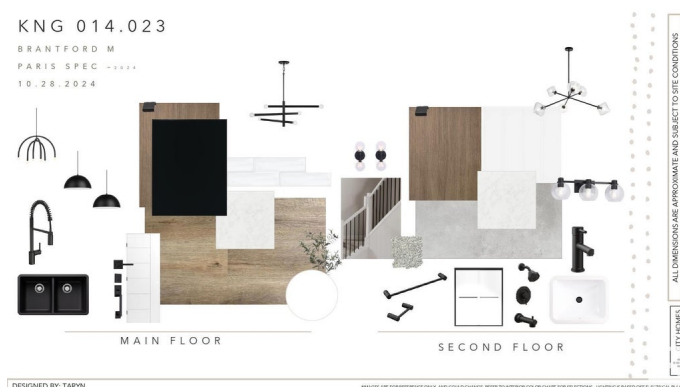
Kinglet Gardens, Edmonton, AB

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 | 67 |
| Zoning | Zone 59 |
| HOA Fees Freq. | Annually |

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Listing information last updated on August 3rd, 2025 at 10:17am MDT