

Courtesy Of Christine Tetreault Of One Percent Realty

## \$499,900 - 3965 Wren Loop, Edmonton

MLS® #E4459834

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,287 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Investor alert! Seize the opportunity with this brand-new, two-storey home, offering over 1800 sq ft of fully developed living space in the scenic community of Kinglet. Modern style meets practical income potential with a full legal basement suite, providing you with the chance to live upstairs and rent downstairs. This stunning property boasts 4 BEDROOMS & 3.5 BATHROOMS, thoughtfully designed for multi-generational living or potential revenue. The self-contained legal suite is a standout feature, equipped with its own separate furnace and hot water tank for privacy and efficient utility management. The main residence is bright and spacious, drenched with natural light thanks to large windows & high ceilings reflecting the community's sought-after modern designs. Outside, a ready-to-go garage pad with convenient steps & a landing at the rear of the house offers immediate parking & future garage potential. Easy access to major highways, shopping, schools & natural green spaces. Turn key & great location!

Built in 2025

### Essential Information

MLS® # E4459834

Price \$499,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,287
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	4
Zoning	Zone 59

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Listing information last updated on October 1st, 2025 at 2:47pm MDT