

Courtesy Of Christine Tetreault Of One Percent Realty

## \$489,900 - 3965 Wren Loop, Edmonton

MLS® #E4459834

**\$489,900**

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 \$489,900



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
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Days on Market	40
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Zoning	Zone 59
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Listing information last updated on November 6th, 2025 at 12:32am MST