

## \$459,900 - 3975 Wren Loop, Edmonton

MLS® #E4457268

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,646 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Discover this GORGEOUS, new 1645 sq ft, 3 BEDRM, 2.5 BATH, 2 storey in the scenic community of Kinglet, where modern style meets practical comfort. Featuring large windows, luxury VP & 9 ft ceilings on the main floor, this home feels BRIGHT & spacious, drenched w/ NATURAL light. The modern kitchen boasts SS appliances, ceiling-height cabinetry, QUARTZ countertops and an ISLAND for extra prep & storage. Upstairs, LOVE the primary retreat w/ large walk-in closet & 3pc ensuite. A full bath, two more bedrooms, W/I laundry & versatile BONUS ROOM offer ideal family living. With a private SIDE ENTRANCE, you're afforded added flexibility for future basement development, including rough-ins & unobstructed, open plan. Outside, a concrete pad awaits, providing parking & possible future garage. Features: upgraded appliances, cabinets, pendant lights, undermount sink, 9'™ basemt ceilings & smart wiring. Located near major highways, shopping, schools & natural green spaces, enjoy easy access to all your daily needs! 10+

Built in 2025

### Essential Information

MLS® # E4457268

Price \$459,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,646                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3975 Wren Loop  |
| Area        | Edmonton        |
| Subdivision | Kinglet Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5S 0S9         |

### Amenities

|                |                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Front Porch, No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 2                                                                                                                          |
| Parking        | Parking Pad Cement/Paved                                                                                                   |

### Interior

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

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                              |
| Exterior Features | Back Lane, Golf Nearby, Park/Reserve, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stone, Vinyl                       |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 8                    |
| Zoning         | Zone 59              |

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Listing information last updated on September 19th, 2025 at 12:02pm MDT