

## \$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 | 11                   |
| Zoning         | Zone 59              |

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Listing information last updated on October 8th, 2025 at 4:47pm MDT