

# \$614,900 - 3964 Wren Loop, Edmonton

MLS® #E4437186

## \$614,900

3 Bedroom, 2.50 Bathroom, 2,282 sqft  
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to this stunning, brand new 2,284 sq ft home offering the perfect blend of modern style and everyday comfort. With 3 bedrooms, 2.5 bathrooms, and an upgraded ensuite, this open-concept design is ideal for families or professionals seeking space and functionality. Enjoy the warmth of luxury vinyl plank flooring throughout the main level and a cozy electric fireplace in the spacious living room. Upstairs features a generous bonus room, perfect for relaxing or entertaining. The home also includes a double front attached garage, large windows for natural light, and a layout that flows beautifully from room to room. Located near major highways, shopping, schools, and natural green spaces, this home offers both convenience and lifestyle.



Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437186  |
| Price          | \$614,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,282     |
| Acres          | 0.00      |

|            |                        |
|------------|------------------------|
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3964 Wren Loop  |
| Area        | Edmonton        |
| Subdivision | Kinglet Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5S 0T1         |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Ceiling 9 ft., Exterior Walls- 2 |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached           |

### Interior

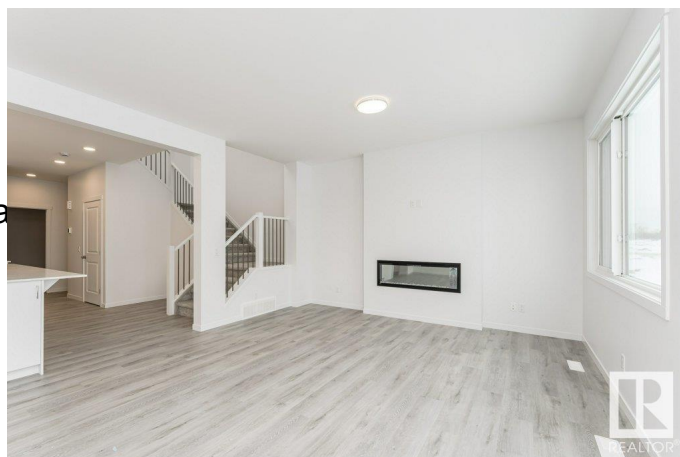
|                   |                                |
|-------------------|--------------------------------|
| Interior Features | ensuite bathroom               |
| Appliances        | Dishwasher-Built-In, Microwave |
| Heating           | Forced Air-1, Natural Gas      |
| Stories           | 2                              |
| Has Basement      | Yes                            |
| Basement          | Full, Unfinished               |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Commercial, Flat Site, Golf Nearby, No Back Lane, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 60             |
| Zoning         | Zone 59        |



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Listing information last updated on July 14th, 2025 at 1:17am MDT