

# \$545,895 - 4517 Warbler Loop, Edmonton

MLS® #E4455872

## \$545,895

3 Bedroom, 2.50 Bathroom, 1,994 sqft  
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

This exceptional two-storey home located in the beautiful community of Kinglet by Big Lake offers luxury and thoughtful design. The main floor includes a welcoming front entry, a large mudroom with upgraded shelving and built in bench and hooks, a large kitchen island, and a seamless flow to the dining area and great room. Upstairs, youâ€™™ll find 3 bedrooms, a full bathroom with dual vanities, a central bonus room, and walk-through laundry. Lastly, a separate entrance is added with 9' basement ceilings for potential future development.



Built in 2025

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4455872               |
| Price          | \$545,895              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,994                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4517 Warbler Loop |
| Area        | Edmonton          |
| Subdivision | Kinglet Gardens   |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5S 0S7           |

## Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Bar, Ceiling 9 ft., Closet Organizers, Smart/Program. Thermostat |
| Parking Spaces | 4                                                                |
| Parking        | Double Garage Attached                                           |

## Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Fiber Cement, Stone, Vinyl |
| Exterior Features | Golf Nearby, Park/Reserve        |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Fiber Cement, Stone, Vinyl |
| Foundation        | Concrete Perimeter               |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 45                  |
| Zoning         | Zone 59             |

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Listing information last updated on October 18th, 2025 at 8:02pm MDT