# \$439,900 - 3981 Wren Loop, Edmonton

MLS® #E4418447

### \$439,900

3 Bedroom, 2.50 Bathroom, 1,364 sqft Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Discover modern living in this brand-new 3-bedroom, 2.5-bathroom home by ANTHEM, nestled in the vibrant Kinglet by Big Lake community. With 1,364 sq. ft. of thoughtfully designed space, this home offers 9' ceilings, luxury vinyl flooring, and a sleek kitchen featuring quartz countertops, stainless steel appliances, and a waterline to the fridge. Quartz countertops also elevate the bathrooms, adding a touch of sophistication. A separate side entrance provides potential for future suite development, offering added flexibility. Ceilings feature a knockdown texture for a polished touch, while the upstairs and staircase are carpeted with 8lb underlay to enhance comfort. Large triple-pane windows fill the home with natural light, seamlessly combining style, comfort, and functionality in the heart of Kinglet. \*\*Images shown are of a similar property and are for illustrative purposes only. Actual finishes, materials, and features may vary.



#### **Essential Information**

MLS® # E4418447 Price \$439,900

Bedrooms 3
Bathrooms 2.50





Full Baths 2 Half Baths 1

Square Footage 1,364 Acres 0.00 Year Built 2023

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 3981 Wren Loop

Area Edmonton

Subdivision Kinglet Gardens

City Edmonton
County ALBERTA

Province AB

Postal Code T5S 0S9

## **Amenities**

Amenities On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors

Smoke, No Animal Home, No Smoking Home, Vinyl Windows

Parking Parking Pad Cement/Paved

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Park/Reserve, Playground Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary WINTERBURN SCHOOL

Middle MICHAEL PHAIR SCHOOL

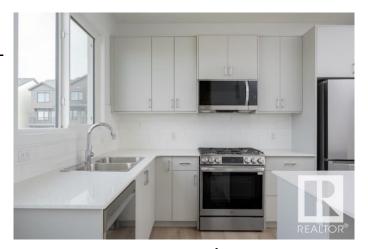
High JASPER PLACE SCHOOL

## **Additional Information**

Date Listed January 17th, 2025

Days on Market 55

Zoning Zone 59



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Listing information last updated on March 13th, 2025 at 2:02am MDT