

Courtesy Of Christine Tetreault Of One Percent Realty

\$479,900 - 3965 Wren Loop, Edmonton

MLS® #E4459834

\$479,900

4 Bedroom, 3.50 Bathroom, 1,363 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

****ATTENTION INVESTORS & HOMEBUYERS**NEW (1975 SQ FT, LIVING SPACE)**NEVER LIVED IN**LEGAL SUITE****
Seize this opportunity in scenic Kinglet. This brand new, impressive 2 storey home offers high end materials, lots of living space and a full LEGAL basement suite - providing you with the chance to live upstairs and rent downstairs! Boasting 4 BEDROOMS & 3.5 BATHROOMS, this home is designed for multi-generational living or as an investment. The main floor flows beautifully with durable LVP flooring into a spacious kitchen with gleaming quartz countertops. The self-contained legal suite is a standout feature, equipped with its own furnace & hot water tank. The main residence is bright and spacious, drenched with natural light thanks to large windows & high ceilings. A garage pad is ready outside with convenient steps & a landing offers immediate parking and future garage potential. Turn key & in a fantastic location with great access to amenities! A must see!!

Built in 2025

Essential Information

MLS® # E4459834

Price \$479,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,363
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	50
Zoning	Zone 59

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