

Courtesy Of Kamran Amjad Of MaxWell Progressive

# \$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 9â€™™ 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.

Built in 2023

## 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 56  
Zoning Zone 59



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Listing information last updated on March 14th, 2025 at 5:17pm MDT