

# \$797,856 - 4549 Warbler Loop, Edmonton

MLS® #E4438878

**\$797,856**

3 Bedroom, 3.00 Bathroom, 2,295 sqft  
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to 4549 Warbler Loop NW in the serene community of Kinglet—where luxury, space, and versatility meet! This 2295 sq ft Brantford model by City Homes Master Builder is loaded with features that elevate everyday living. 3 bedrooms, 3 bathrooms, and a main floor den, it's the perfect setup for multigenerational living or a private home office. The central bonus room adds a flexible family hangout, while the open-concept main floor impresses with its airy layout and upscale finishes. Need more potential? The walkout basement offers endless possibilities for future development or income potential. Topped off with a double attached garage, this home is minutes from parks, trails, and west-end amenities. A rare walkout opportunity in Kinglet—don't miss it!



Built in 2025

## Essential Information

MLS® #	E4438878
Price	\$797,856
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,295
Acres	0.00
Year Built	2025

Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4549 Warbler Loop
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 2C2

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 28th, 2025
Days on Market	47
Zoning	Zone 59
HOA Fees Freq.	Annually

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