

# \$479,900 - 3957 Wren Loop, Edmonton

MLS® #E4442329

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,647 sqft  
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Discover your future dream home in the sought-after community of Kinglet! This stunning under-construction residence encompasses 1,647 sq ft of thoughtfully designed living space, featuring 9-foot basement ceiling and a convenient side entrance, ideal for developing a future suite. The second floor includes a versatile bonus room, playroom, or additional entertainment space. Inside, you'll find luxurious LVP flooring and elegant cabinets that extend to the ceiling, providing both style and ample storage. The sophisticated railing adds a modern touch to the overall design. Situated on a large pie-shaped lot, this property offers abundant outdoor space and back alley access, presenting the unique opportunity to design outdoor space. Conveniently located close to the highway and shopping, you'll enjoy easy access to all your daily needs.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442329  |
| Price      | \$479,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,647                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3957 Wren Loop  |
| Area        | Edmonton        |
| Subdivision | Kinglet Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5S 0T1         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Exterior Walls- 2"x6", No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 2  |
| 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 | Not Fenced, Playground Nearby |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Vinyl                   |
| Foundation        | Concrete Perimeter            |

### Additional Information

Date Listed June 12th, 2025

Days on Market 31

Zoning Zone 59

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Listing information last updated on July 13th, 2025 at 6:17pm MDT