

Courtesy Of Andy T Huynh Of Exp Realty

\$569,980 - 4509 Warbler Loop, Edmonton

MLS® #E4438872

\$569,980

3 Bedroom, 2.50 Bathroom, 2,049 sqft
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to 4509 Warbler Loop NW, where style meets smart design in the heart of Kinglet! This stunning Sicily model by City Homes Master Builder offers 2049 sq ft of beautifully crafted living space. With 3 spacious bedrooms, a main floor den, and 2.5 bathrooms, this home is perfect for families or professionals craving versatility and comfort. Step into an open-concept main floor that effortlessly blends living, dining, and kitchen areas—ideal for entertaining or cozy nights in. Need a home office or flex room? The den delivers. Upstairs, enjoy a generous primary suite with a walk-in closet and elegant ensuite. Complete with a double attached garage, this home is nestled in the peaceful, nature-inspired community of Kinglet, just minutes from parks, trails, and all west-end amenities. Thoughtfully built. Move-in ready. Make this your next chapter!



Built in 2025

Essential Information

| | |
|------------|-----------|
| MLS® # | E4438872 |
| Price | \$569,980 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |

| | |
|----------------|------------------------|
| Square Footage | 2,049 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 4509 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 |
| Fireplace | Yes |
| Fireplaces | Wall Mount |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

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

Additional Information

Date Listed May 28th, 2025

Days on Market 21

Zoning Zone 59

HOA Fees Freq. Annually

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Listing information last updated on June 18th, 2025 at 4:17am MDT