

# \$679,900 - 3947 Wren Loop, Edmonton

MLS® #E4442420

**\$679,900**

3 Bedroom, 2.50 Bathroom, 2,284 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to this stunning 2,284 sq ft home in the beautiful community of Kinglet, where modern living meets nature's charm. This 3 bedroom, 2.5 bath home features 9' ceilings on the main floor, luxury vinyl plank flooring, and an open-concept layout designed for comfort and style. Enjoy the warmth of the electric fireplace in the living room, work from home in the main floor den, and entertain effortlessly from the stylish kitchen with chimney hood fan and access to the rear deck. Step outside to your backyard oasis that backs directly onto a scenic walking path perfect for peaceful morning strolls or evening jogs. Upstairs offers a spacious bonus room, convenient laundry, and three well-appointed bedrooms including a generous primary suite. The oversized garage provides plenty of room for storage and parking. Located close to shopping, major highways, and surrounded by natural trails, Kinglet offers the perfect balance of convenience and tranquility.

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4442420  |
| Price     | \$679,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,284                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3947 Wren Loop  |
| Area        | Edmonton        |
| Subdivision | Kinglet Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5S 0T1         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

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

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Vinyl                        |
| Exterior Features | Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 59         |

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Listing information last updated on July 4th, 2025 at 9:48am MDT