



## 717 KINGLET Boulevard Edmonton AB

\$775,000

Welcome to this stunning home in Kinglet Gardens! The main level boasts an open-concept layout, seamlessly merging living, dining, and kitchen areas. Cozy up after a long day by the fireplace in the living room. The kitchen features ample cabinet space, SS appliances, a pantry, a breakfast bar, and a convenient coffee bar. A mudroom with access to the pantry offers easy grocery access and leads to the double-attached garage. Step out onto the deck from the kitchen for backyard enjoyment. The main floor also includes 1 bedroom and a 3pc bath. Upstairs, find a bonus room, laundry, and the primary bedroom with a walk-in closet and 5pc ensuite featuring his/her sinks, a soaker tub, and a stand-up shower. 3 more bedrooms and a 4pc bath complete the upper level. The unfinished basement provides future potential and offers backyard access. Enjoy the perfect blend of comfort and functionality in this desirable home!

Listing Presented By:



Originally Listed by:  
RE/MAX River City

info@michaelwaddell.ca  
<http://www.michaelwaddell.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)