

## \$462,250 - 4584 Warbler Loop, Edmonton

MLS® #E4436970

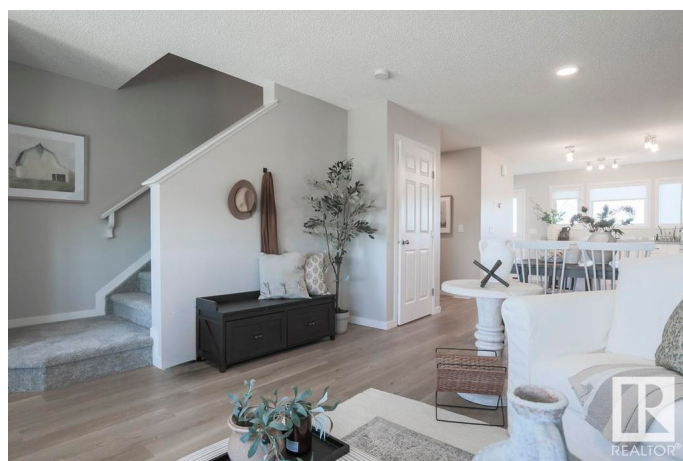
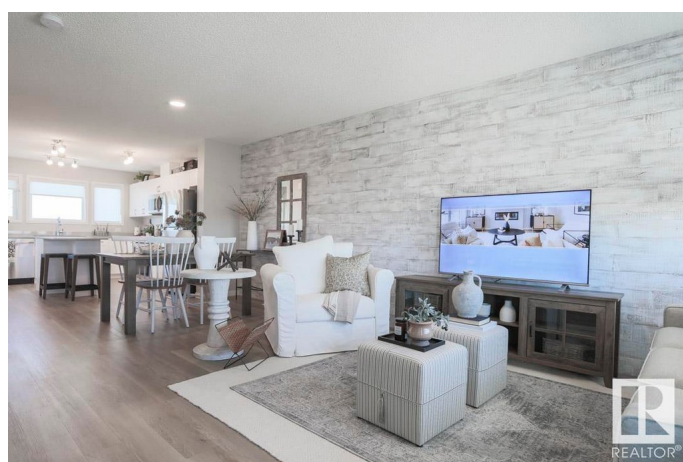
**\$462,250**

3 Bedroom, 2.50 Bathroom, 1,288 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

The Star Model is a refined blend of elegance and efficiency, thoughtfully designed to feel like home. Rich LVP flooring sets a warm, welcoming tone throughout. Step inside to a spacious entryway with a walk-in closet. The sunlit great room flows effortlessly into the open-concept dining area and U-shaped kitchen, complete with large windows, a peninsula island with flush eating ledge, and an undermount sink. Storage abounds with Thermofoil soft-close cabinets and a generous pantry. At the rear, you'll find another closet and a convenient half bath, along with access to the rear parking pad. Upstairs, the bright primary suite includes a walk-in closet and a relaxing 3-piece ensuite. Two additional bedrooms each with ample closet space a full 3-piece bath, and a laundry closet round out the upper level. Additional highlights include black plumbing and lighting fixtures, separate entry, basement rough-in package, and the upgraded Sterling Signature Specification.



Built in 2025

### Essential Information

MLS® # E4436970

Price \$462,250

Bedrooms 3

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,288                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4584 Warbler Loop |
| Area        | Edmonton          |
| Subdivision | Kinglet Gardens   |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5S 2C2           |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Television Connection |
| Parking   | Parking Pad Cement/Paved                               |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                    |
| Exterior Features | Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Vinyl                                                                                    |
| Foundation        | Concrete Perimeter                                                                             |

**Additional Information**

Date Listed            May 16th, 2025  
Days on Market      82  
Zoning                Zone 59

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