

# \$777,856 - 4549 Warbler Loop, Edmonton

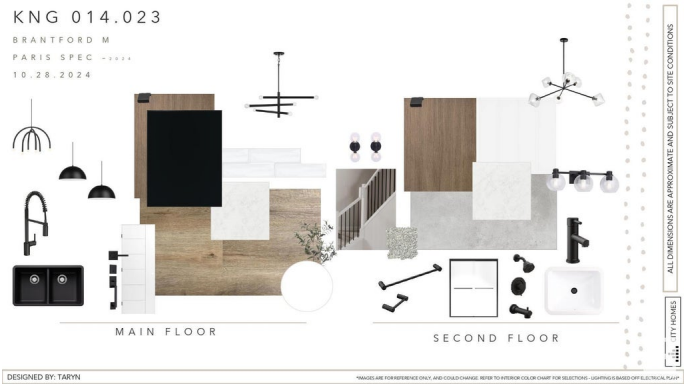
MLS® #E4438878

## \$777,856

3 Bedroom, 3.00 Bathroom, 2,295 sqft  
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to 4549 Warbler Loop NW in the serene community of Kinglet—where luxury, space, and versatility meet! This 2295 sq ft Brantford model by City Homes Master Builder is loaded with features that elevate everyday living. 3 bedrooms, 3 bathrooms, and a main floor den, it's the perfect setup for multigenerational living or a private home office. The central bonus room adds a flexible family hangout, while the open-concept main floor impresses with its airy layout and upscale finishes. Need more potential? The walkout basement offers endless possibilities for future development or income potential. This home is minutes from parks, trails, and west-end amenities. A rare walkout opportunity in Kinglet—don't miss it!



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438878  |
| Price          | \$777,856 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,295     |
| Acres          | 0.00      |
| Year Built     | 2025      |

|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4549 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                                                                  |
| Stories           | 2                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Unfinished                                                                           |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 113            |
| Zoning         | Zone 59        |
| HOA Fees Freq. | Annually       |

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Listing information last updated on September 18th, 2025 at 2:02pm MDT