

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 8

Zoning Zone 59

HOA Fees Freq. Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 5th, 2025 at 10:03am MDT