

\$749,900 - 2008 Flycatcher, Edmonton

MLS® #E4422299

\$749,900

4 Bedroom, 3.00 Bathroom, 2,260 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Check out this beautifully designed 2250 Sq Ft WALKOUT house backing to POND custom built by Art Homes, accommodates 4 bedrooms, 3 full bathrooms, Full size DECK, Front BLACK windows, Gourmet Kitchen, walk-thru pantry, living room with open to below, dining, laundry upstairs, bonus room. Upgraded kitchen comes with beautiful quartz counter tops, upgraded cabinets with Glass, pot & pan drawers and built in appliances. All 3 levels features 9 ft ceiling and Open to Above living room with large windows & a fireplace. Other upgrades include custom master shower with bench, high efficiency furnace, upgraded roof & insulation, soft close throughout, upgraded railing, MDF shelving, upgraded lighting & plumbing fixtures, upgraded hardware throughout, gas lines to deck, kitchen & garage, basement rough ins. Upgraded exterior elevation comes with stone, premium vinyl siding and front concrete steps. Walking distance to pond, trail, and park.

Built in 2025

Essential Information

MLS® #	E4422299
Price	\$749,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	2,260
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2008 Flycatcher
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0T3

Amenities

Amenities	Ceiling 9 ft., Hot Water Tankless, Walkout Basement, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Humidifier-Power(Furnace), Window Coverings, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Park/Reserve, Stream/Pond

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 20th, 2025
Days on Market	70
Zoning	Zone 59

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 May 1st, 2025 at 7:47am MDT