

## \$469,250 - 4586 Warbler Loop, Edmonton

MLS® #E4443864

**\$469,250**

4 Bedroom, 3.00 Bathroom, 1,619 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Introducing the Sapphire—a 1,615 sq ft home designed for comfort and functionality. With 9' ceilings on the main and basement floors and luxury vinyl plank flooring throughout the main level, this home blends style and smart design. The kitchen features quartz countertops, an island with eating ledge, Silgranit sink, pendant lighting, over-the-range microwave, full-height tile backsplash, and a large corner pantry. A front bedroom and full 3-piece bath with walk-in shower add flexibility. Large windows brighten the living and dining areas, with a central garden door providing backyard access. Upstairs includes a bonus room, a spacious primary suite with walk-in closet and 3-piece ensuite with tub/shower, two more bedrooms, a main 3-piece bath, and a laundry closet for a stackable washer/dryer. Brushed nickel plumbing and lighting fixtures, a separate side entrance, and basement rough-ins are included—making the Sapphire a beautifully balanced home for modern family living.

Built in 2025

### Essential Information

MLS® # E4443864

Price \$469,250

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,619                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4586 Warbler Loop |
| Area        | Edmonton          |
| Subdivision | Kinglet Gardens   |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5S 2C2           |

### Amenities

|           |                                                                                                                                           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling |
| Parking   | Parking Pad Cement/Paved, Rear Drive Access                                                                                               |

### 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                      June 23rd, 2025

Days on Market                76

Zoning                            Zone 59

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