

## \$549,900 - 1324 Siskin Wynd, Edmonton

MLS® #E4440668

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,640 sqft

Single Family on 0.00 Acres

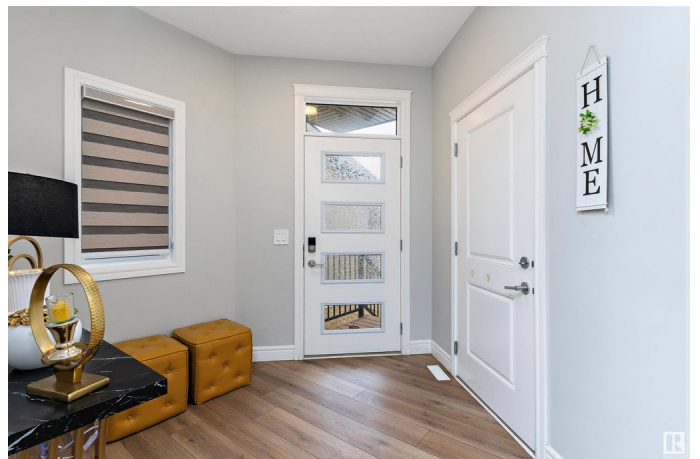
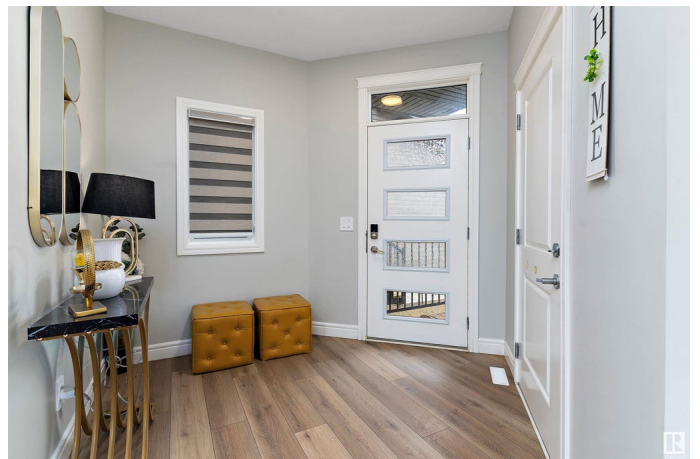
Kinglet Gardens, Edmonton, AB

Welcome to your dream home in the desirable Kinglet Gardens! This stunning Front garage duplex home offers a perfect southeast-facing location and side entry door. With 9' ceilings and an open concept main floor, this home is designed for entertaining and comfort. The upgraded kitchen features 39" cabinets and quartz countertops, providing a stylish and functional space for all your culinary needs. The upper floor features a Bonus room, a convenient laundry room, a full 4-piece bathroom, 2 large bedrooms, and a master suite with a walk-in closet and ensuite. Other highlights of this amazing home include Full Landscaping, a double front attached garage, upgraded appliances, a high efficiency furnace, and triple pane windows, plus a recently finished in-law basement suite with a Kitchen that offers the potential for added income or the perfect space for extended family. Buy with confidence.

Built in 2023

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4440668  |
| Price      | \$549,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,640         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1324 Siskin Wynd |
| Area        | Edmonton         |
| Subdivision | Kinglet Gardens  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0P9          |

### Amenities

|                |                                                                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Smart/Program. Thermostat, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                          |
| Parking        | Double Garage Attached                                                                                                                                     |

### Interior

|                   |                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                         |
| Appliances        | Dishwasher - Energy Star, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator-Energy Star, Stacked Washer/Dryer, Stove-Electric, Stove-Gas, Washer - Energy Star, Window Coverings, Refrigerators-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                                                        |
| Has Suite         | Yes                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                                                           |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Landscaped, Park/Reserve, Public Transportation, Schools, Shopping |

|              |                    |
|--------------|--------------------|
|              | Nearby             |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 59        |

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Listing information last updated on June 16th, 2025 at 12:32pm MDT