

# \$594,900 - 3947 Wren Loop, Edmonton

MLS® #E4453389

## \$594,900

3 Bedroom, 2.50 Bathroom, 2,284 sqft  
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Discover this stunning 2,284 sq ft home in the scenic community of Kinglet, where modern style meets natural charm. Featuring 3 bedrooms, 2.5 baths, and 9ft™ ceilings on the main floor, this home boasts luxury vinyl plank flooring and a bright, open-concept layout. Enjoy the cozy electric fireplace, work from the main floor den, and entertain in the stylish kitchen with a chimney hood fan and easy access to the rear deck. Step outside to a peaceful backyard that backs onto a walking path—perfect for morning strolls or evening jogs. Upstairs offers a spacious bonus room, convenient laundry, and a generous primary suite. The oversized garage provides ample room for parking and storage. Nestled close to shopping, major roadways, and surrounded by natural trails, this home offers the perfect blend of comfort, convenience, and outdoor living.

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453389  |
| Price      | \$594,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,284                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3947 Wren Loop  |
| Area        | Edmonton        |
| Subdivision | Kinglet Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5S 0T1         |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                                    |
| Parking        | Double Garage Attached                                                               |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                             |
| Fireplace         | Yes                                                                   |
| Fireplaces        | See Remarks                                                           |
| Stories           | 2                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Unfinished                                                      |

### Exterior

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

**Additional Information**

Date Listed            August 15th, 2025  
Days on Market      90  
Zoning                 Zone 59

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