

## \$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

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