

## \$749,900 - 2008 Flycatcher, Edmonton

MLS® #E4422299

**\$749,900**

4 Bedroom, 3.00 Bathroom, 2,260 sqft

Single Family on 0.00 Acres

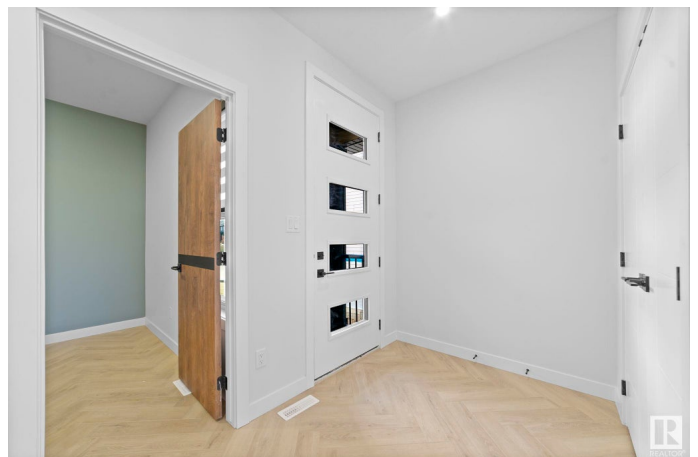
Kinglet Gardens, Edmonton, AB

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 3:47pm MDT