

# \$614,900 - 3964 Wren Loop, Edmonton

MLS® #E4437186

## \$614,900

3 Bedroom, 2.50 Bathroom, 2,282 sqft  
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to this stunning, brand new 2,284 sq ft home offering the perfect blend of modern style and everyday comfort. With 3 bedrooms, 2.5 bathrooms, and an upgraded ensuite, this open-concept design is ideal for families or professionals seeking space and functionality. Enjoy the warmth of luxury vinyl plank flooring throughout the main level and a cozy electric fireplace in the spacious living room. Upstairs features a generous bonus room, perfect for relaxing or entertaining. The home also includes a double front attached garage, large windows for natural light, and a layout that flows beautifully from room to room. Located near major highways, shopping, schools, and natural green spaces, this home offers both convenience and lifestyle.



Built in 2024

## Essential Information

MLS® #	E4437186
Price	\$614,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,282
Acres	0.00

Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3964 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
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Commercial, Flat Site, Golf Nearby, No Back Lane, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 15th, 2025
Days on Market	33
Zoning	Zone 59



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Listing information last updated on June 17th, 2025 at 4:47pm MDT