

# \$659,900 - 2009 Flycatcher Pt, Edmonton

MLS® #E4418927

**\$659,900**

4 Bedroom, 3.00 Bathroom, 2,213 sqft  
Single Family on 0.00 Acres

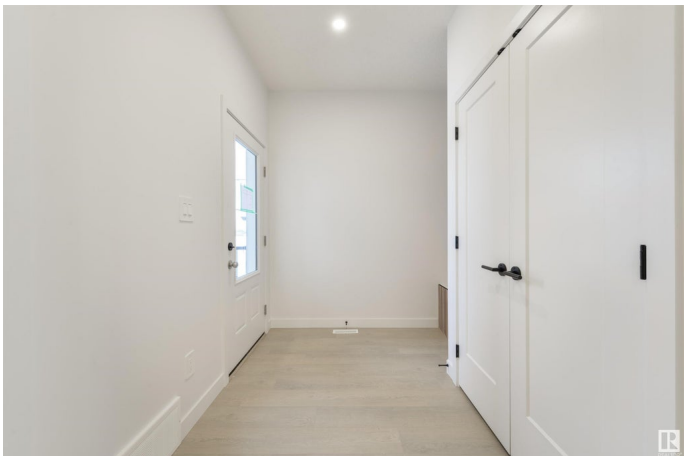
Kinglet Gardens, Edmonton, AB

Welcome to the sought after neighborhood of Kinglet Gardens. This custom built 4 bedroom two story home by CraftBuilt was thoughtfully designed with high end finishes throughout. At more than 2200 sq. ft. of living space, this home features an open concept design with LVP, quartz countertops and a vaulted living room. The main floor was designed for entertaining with its large chefs kitchen and floor to ceiling custom fireplace wall. Large windows are found throughout, allowing for tons of natural light. The main floor bedroom and full bathroom is conveniently tucked away near the front of the house. Upstairs you will find a large master bedroom with spa-inspired ensuite and walk-in closet. There is a large bonus room, two more bedrooms, a 4 piece bath, and laundry on the second floor. Home comes with window coverings with one being motorized in the living room. Great location with quick access the the Yellowhead and Henday.

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4418927  |
| Price     | \$659,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,213                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2009 Flycatcher Pt |
| Area        | Edmonton           |
| Subdivision | Kinglet Gardens    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5S 0T3            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Window Coverings          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone        |
| Foundation        | Concrete Perimeter |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | January 22nd, 2025 |
|-------------|--------------------|

Days on Market 87

Zoning Zone 59

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Listing information last updated on April 19th, 2025 at 7:02pm MDT