

\$798,000 - 2008 Flycatcher, Edmonton

MLS® #E4422299

\$798,000

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 | \$798,000 |
| 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 | 44 |
| Zoning | Zone 59 |

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Listing information last updated on April 5th, 2025 at 2:47pm MDT