

# \$749,900 - 2004 Flycatcher Point(e), Edmonton

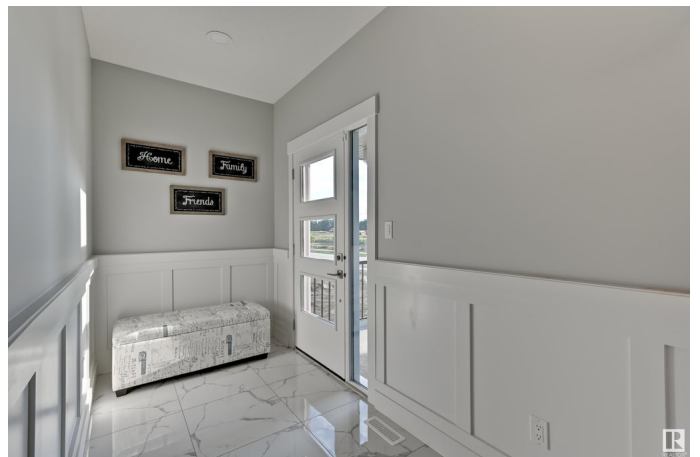
MLS® #E4425489

**\$749,900**

3 Bedroom, 2.50 Bathroom, 2,400 sqft  
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to this brand new WALKOUT BACKING ON TO THE POND 2400 SQFT 2 story New Castle 1B model by award winning Blackstone Homes. This home won the best home with BILD 2023. Upon entering, you will be welcomed by nice foyer leading to a much needed den, mudroom with built ins with walk through pantry leading to chef dream kitchen offering side by side fridge/freezer with huge island. Dining area with wet bar. Great room offers 18 feet open to below ceiling with linear fireplace finished with stone & 3D ceiling. The 2nd floor offers 3 good size bedrooms, 2 baths, bonus room. Master bedroom is huge with beautiful spa like ensuite offering double sinks, shower & freestanding tub, huge WIC. Other features - Separate entrance, 9' main & basement ceiling, MDF shelving, Maple railing, Black plumbing & Lighting fixtures, Feature wall in master & bonus, upgraded quartz throughout, Built in appliances, New Home Warranty. Great location - Easy access to Yellowhead/Anthony Henday, close to shopping & playground.



Built in 2024

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4425489  |
| Price  | \$749,900 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,400                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2004 Flycatcher Point(e) |
| Area        | Edmonton                 |
| Subdivision | Kinglet Gardens          |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5S 0T3                  |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | See Remarks, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Cul-De-Sac, Golf Nearby, No Back Lane, Not Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 59          |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 4th, 2025 at 8:32pm MDT