

## \$549,900 - 1324 Siskin Wynd, Edmonton

MLS® #E4440668

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,640 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to your dream home in the desirable Kinglet Gardens! This stunning Front garage duplex home offers a perfect southeast-facing location and side entry door. With 9' ceilings and an open concept main floor, this home is designed for entertaining and comfort. The upgraded kitchen features 39" cabinets and quartz countertops, providing a stylish and functional space for all your culinary needs. The upper floor features a Bonus room, a convenient laundry room, a full 4-piece bathroom, 2 large bedrooms, and a master suite with a walk-in closet and ensuite. Other highlights of this amazing home include Full Landscaping, a double front attached garage, upgraded appliances, a high efficiency furnace, and triple pane windows, plus a recently finished in-law basement suite with a Kitchen that offers the potential for added income or the perfect space for extended family. Buy with confidence.

Built in 2023

### Essential Information

MLS® #	E4440668
Price	\$549,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,640
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1324 Siskin Wynd
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0P9

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Smart/Program. Thermostat, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator-Energy Star, Stacked Washer/Dryer, Stove-Electric, Stove-Gas, Washer - Energy Star, Window Coverings, Refrigerators-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Park/Reserve, Public Transportation, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	11
Zoning	Zone 59

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