

## \$535,000 - 1324 Siskin Wynd, Edmonton

MLS® #E4452029

**\$535,000**

4 Bedroom, 3.50 Bathroom, 1,647 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to this stylish and spacious half duplex in the highly desirable neighborhood of Kinglet. Offering over 1,600 sq ft of above-grade living space plus a fully finished basement with a separate entrance, this property is perfect for families, multi-generational living, or investors. Upstairs, you'll find 3 comfortable bedrooms and 2 full 4-piece bathrooms, including a bright and airy primary suite. The main level features an inviting open-concept layout with a modern kitchen, generous living space, and a convenient 2-piece bath – ideal for guests. The fully developed basement offers incredible versatility with a private entrance, bedroom, living room, secondary kitchen, and a 4-piece bathroom – perfect for extended family or potential rental income. Surrounded by scenic walking trails, parks, and quick access to shopping and major roadways, Kinglet is where comfort meets convenience. This is your opportunity to own a modern, income-generating property in one of Edmonton's growing communities!

Built in 2023

### Essential Information

MLS® # E4452029

Price \$535,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,647         |
| 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 | On Street Parking, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                                             |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                          |
| Appliances        | Garage Opener, Microwave Hood Fan, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-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 | Golf Nearby, Landscaped, Park/Reserve, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Stone, Vinyl                                     |
| Foundation        | Concrete Perimeter                                     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 59          |

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Listing information last updated on August 23rd, 2025 at 9:31pm MDT