

## \$674,900 - 1365 Siskin Wynd, Edmonton

MLS® #E4421318

**\$674,900**

3 Bedroom, 3.00 Bathroom, 2,250 sqft  
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Check out this beautifully designed 2250 Sq Ft CORNER house backing to PARK custom built by Art Homes, accommodates 4 bedrooms, 3 full bathrooms, Kitchen, walk-thru pantry, living room with open to below, dining, laundry upstairs, bonus room and side entrance to basement. 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, additional windows throughout as it's a Corner house. 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® #	E4421318
Price	\$674,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,250
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1365 Siskin Wynd
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0R3

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Instant, Hot Water Tankless, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, 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 Park/Trees, Corner Lot, Flat Site, Stream/Pond

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

### Additional Information

Date Listed	February 12th, 2025
Days on Market	81
Zoning	Zone 59

*Mirage II - Craftsman*

House Width	Bedrooms
Style	Bathrooms
Two Storey	3
	3

Main

Upper

Please plan specifications and dimensions shown are approximate and subject to change without notice.

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Listing information last updated on May 3rd, 2025 at 10:47pm MDT