

# \$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	24
Zoning	Zone 59
HOA Fees Freq.	Annually

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Listing information last updated on April 6th, 2025 at 2:02pm MDT