

## \$489,900 - 2119 Crossbill Lane, Edmonton

MLS® #E4419194

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,610 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton,

Discover Your Dream Home in Kinglet Gardens. Nestled in a peaceful community surrounded by nature and trails, this 3-bedroom, 2.5-bath single-family home is the perfect blend of comfort and style. Enjoy 9' ceilings on the main floor, complete with a convenient half bath. The upgraded kitchen features stunning 42" cabinets, quartz countertops, and a waterline to the fridge—ideal for modern living. Upstairs, you'll find a spacious walk-in laundry room, a full 4-piece bathroom, and 3 generously sized bedrooms perfect for your growing family. The primary suite is a true retreat, offering a walk-in closet and a luxurious ensuite. Additional features include a separate side entrance, rear parking pad, an unfinished basement with painted floors, a \$3,000 appliance allowance, triple-pane windows, and a high-efficiency furnace. Buy with confidence—built by Rohit. CONSTRUCTION TO START LATE MARCH. First (4) photos are of the interior colors, the rest are of the plan.



Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4419194  |
| Price    | \$489,900 |
| Bedrooms | 3         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,610                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2119 Crossbill Lane |
| Area        | Edmonton            |
| Subdivision | Kinglet Gardens     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Postal Code | X0X 0X0             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Vinyl Windows, See Remarks |
| Parking   | No Garage, Parking Pad Cement/Paved       |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Not Landscaped, Park/Reserve, Playground Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed January 23rd, 2025

Days on Market 98

Zoning Zone 59

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Listing information last updated on May 1st, 2025 at 10:32am MDT