

\$489,900 - 2146 Crossbill Lane, Edmonton

MLS® #E4422722

\$489,900

3 Bedroom, 2.50 Bathroom, 1,506 sqft
Single Family on 0.00 Acres

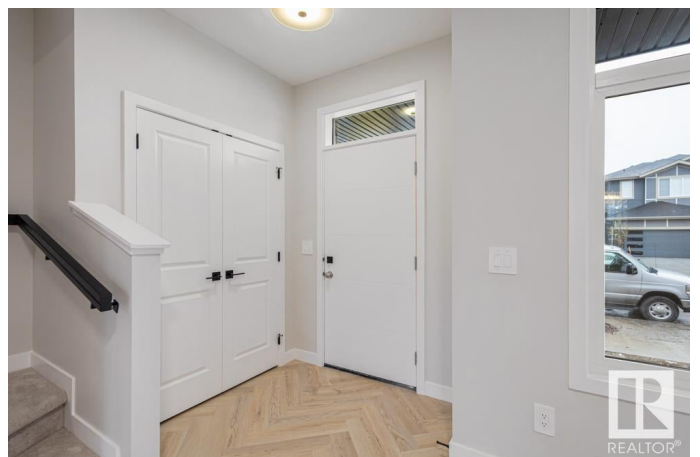
Kinglet Gardens, Edmonton,

CORNER LOT! Discover Your Dream Home in Kinglet Gardens. Nestled in a tranquil community surrounded by nature and trails, this stunning 3-bedroom, 2.5-bathroom duplex seamlessly blends style and functionality. The main floor boasts 9' ceilings and a convenient half bath, perfect for guests. The beautifully designed kitchen is a highlight, featuring 42" upgraded cabinets, quartz countertops, and a waterline to the fridge. Upstairs, enjoy the flex area, spacious laundry room, full 4-piece bathroom, and 3 generously sized bedrooms. The luxurious primary suite offers a walk-in closet and ensuite. The separate side entrance and legal suite rough-ins offer flexibility for additional income or extended family. Other features include **FULL LANDSCAPING**, a double detached garage, \$3k appliance allowance, unfinished basement, high-efficiency furnace, and triple-pane windows. Buy with confidence. Built by Rohit. **CONSTRUCTION TO START EARLY MAR.** Photos may differ from actual property. No shower wands.

Built in 2025

Essential Information

| | |
|--------|-----------|
| MLS® # | E4422722 |
| Price | \$489,900 |



| | |
|----------------|---------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,506 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 2146 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 | Double Garage Detached |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed February 21st, 2025

Days on Market 49

Zoning Zone 59

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Listing information last updated on April 11th, 2025 at 9:02pm MDT