\$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. Built by Rohit. UNDER CONSTRUCTION. Photos may differ from actual property. No shower wands.

Built in 2025

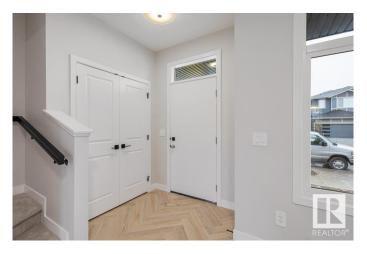
Essential Information

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 70

Zoning Zone 59

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 8:47pm MDT