

\$474,900 - 2119 Crossbill Lane, Edmonton

MLS® #E4439773

\$474,900

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 with double sinks. 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. UNDER CONSTRUCTION! First (4) photos are of the interior colors, the rest are of the plan.



Built in 2025

Essential Information

MLS® #	E4439773
Price	\$474,900
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 May 28th, 2025

Days on Market 38

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 July 5th, 2025 at 9:02pm MDT