

# \$454,888 - 2127 Crossbill Lane, Edmonton

MLS® #E4465330

**\$454,888**

3 Bedroom, 2.50 Bathroom, 1,572 sqft  
Single Family on 0.00 Acres

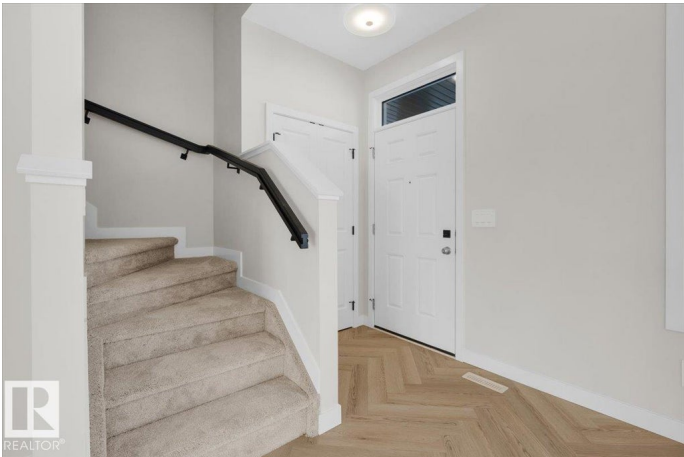
Kinglet Gardens, Edmonton, AB

Nestled in the family-friendly Kinglet community, steps from the playground, this stunning single-family QUICK POSSESSION TURN KEY home blends comfort and style effortlessly. The open main floor welcomes you with 9' ceilings, space for a cozy study nook, and a sleek kitchen featuring 3cm dual-toned granite countertops and 42" warm wood cabinets. Upstairs, find laundry, a stylish main bath, and three bedrooms including a calming primary retreat with walk-in closet and a 5-piece ensuite with double sinks. Side entry with legal suite rough-ins adds smart flexibility for the future. Appliances and rough-grading included. Photos from a previous build & may differ; interior colors are represented, upgrades may vary. HOA TBD

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465330  |
| Price          | \$454,888 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,572     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2127 Crossbill Lane |
| Area        | Edmonton            |
| Subdivision | Kinglet Gardens     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5S 0W3             |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Ceiling 9 ft.            |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asbestos, Stone, Vinyl                                                                                   |
| Exterior Features | Airport Nearby, Back Lane, Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Asbestos, Stone, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                                             |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 10th, 2025 |
| Days on Market | 7                   |

|                |          |
|----------------|----------|
| Zoning         | Zone 59  |
| HOA Fees       | 1        |
| HOA Fees Freq. | Annually |

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Listing information last updated on November 16th, 2025 at 9:47pm MST