

Courtesy Of George M Fahmy Of Mozaic Realty Group

## \$469,900 - 2117 Crossbill Lane, Edmonton

MLS® #E4452323

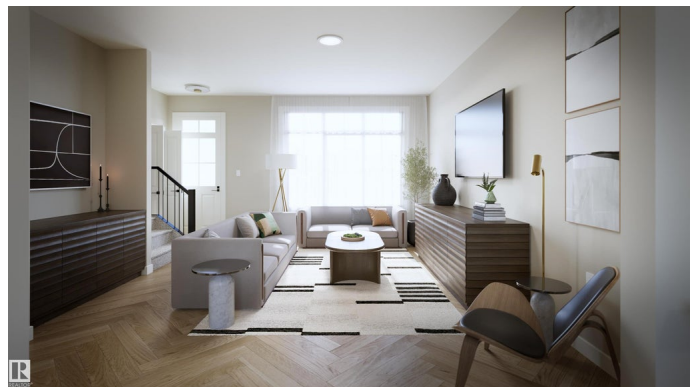
**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,570 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

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, legal suite rough in's, 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® # E4452323

Price \$469,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,570                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2117 Crossbill Lane |
| Area        | Edmonton            |
| Subdivision | Kinglet Gardens     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5S 0W3             |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Ceiling 9 ft., Vinyl Windows, See Remarks |
| Parking   | 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            August 7th, 2025  
Days on Market      13  
Zoning                Zone 59

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Listing information last updated on August 20th, 2025 at 8:02pm MDT