

## \$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.

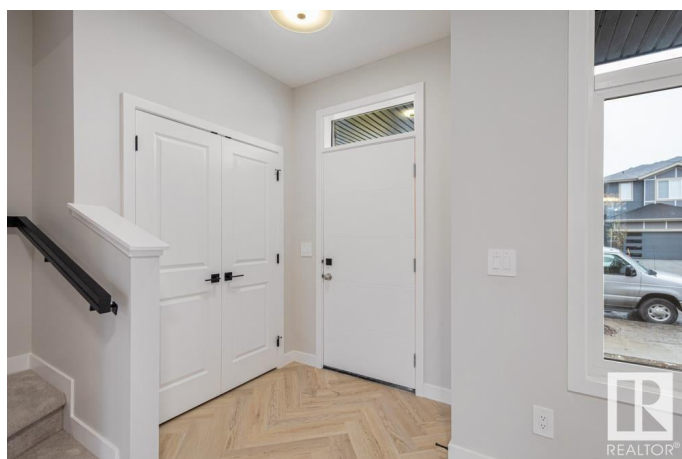
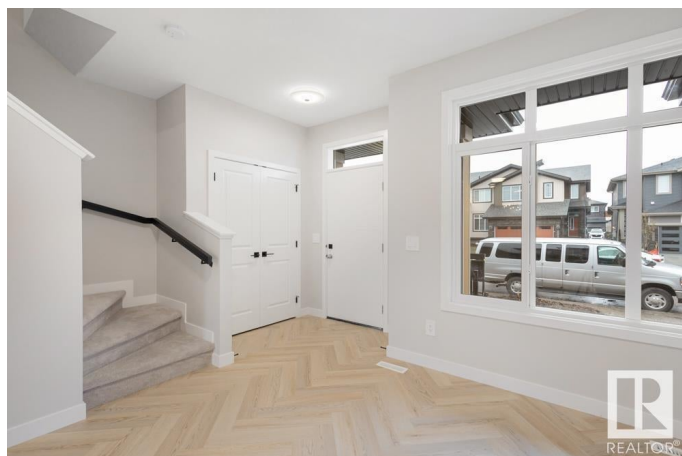
Built in 2025

### 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 68

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 April 30th, 2025 at 3:47pm MDT