

## \$419,888 - 2130 Crossbill Lane, Edmonton

MLS® #E4464686

**\$419,888**

3 Bedroom, 2.50 Bathroom, 1,457 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Quick-possession half-duplex in Kinglet offering style, comfort, and smart future potential, with side entry and legal suite rough-ins. The open-concept main floor feels bright and calming, featuring a tranquil kitchen with light wood cabinetry, sleek 3cm quartz countertops, and water line to the fridge. Living and dining flow seamlessly for easy family time and relaxed entertaining. Upstairs includes a versatile flex space, laundry, main bath, and three bedrooms, including a serene primary suite with walk-in closet and modern ensuite. Close to parks, trails, and major routes, blending nature and convenience. \$3,000 appliance allowance to personalize your kitchen & landscaping included. Photos from a previous build & may differ; interior colors are represented, upgrades may vary, no appliances included. RMS has been applied to the builder plan. HOA TBD

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464686  |
| Price      | \$419,888 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,457         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2130 Crossbill Lane |
| Area        | Edmonton            |
| Subdivision | Kinglet Gardens     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5S 0W3             |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Ceiling 9 ft., See Remarks          |
| Parking   | No Garage, Parking Pad Cement/Paved |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

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

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 4th, 2025 |
|-------------|--------------------|

|                |          |
|----------------|----------|
| Days on Market | 2        |
| Zoning         | Zone 59  |
| HOA Fees       | 1        |
| HOA Fees Freq. | Annually |

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Listing information last updated on November 6th, 2025 at 1:47am MST