# \$489,900 - 2146 Crossbill Lane, Edmonton

MLS® #E4422722

#### \$489,900

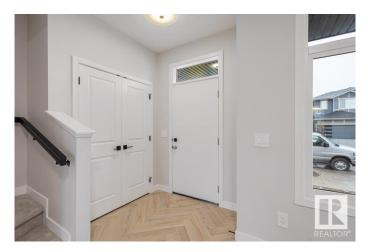
3 Bedroom, 2.50 Bathroom, 1,506 sqft Single Family on 0.00 Acres

Kinglet Gardens, Edmonton,

**CORNER LOT!** Discover Your Dream Home in Kinglet Gardens. Nestled in a tranguil 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
Туре	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 71

Days on Market

Zone 59 Zoning

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 May 2nd, 2025 at 11:32pm MDT