\$449,900 - 2140 Crossbill Lane, Edmonton

MLS® #E4439772

\$449,900

3 Bedroom, 2.50 Bathroom, 1,507 sqft Single Family on 0.00 Acres

Kinglet Gardens, Edmonton,

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, ALL APPLIANCES INCLUDED, unfinished basement with painted floors, high-efficiency furnace, and triple-pane windows. Buy with confidence. Built by Rohit. QUICK POSSESSION! Photos may differ from actual property.



Essential Information

MLS® # E4439772 Price \$449,900

Bedrooms 3
Bathrooms 2.50







Full Baths 2
Half Baths 1

Square Footage 1,507 Acres 0.00 Year Built 2025

Type Single Family Sub-Type Half Duplex

Style 2 Storey
Status Active

Community Information

Address 2140 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 Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer, 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 May 28th, 2025

Days on Market 141

Zoning Zone 59

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