

Courtesy Of George M Fahmy Of Mozaic Realty Group

## \$419,900 - 2130 Crossbill Lane, Edmonton

MLS® #E4461742

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,506 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

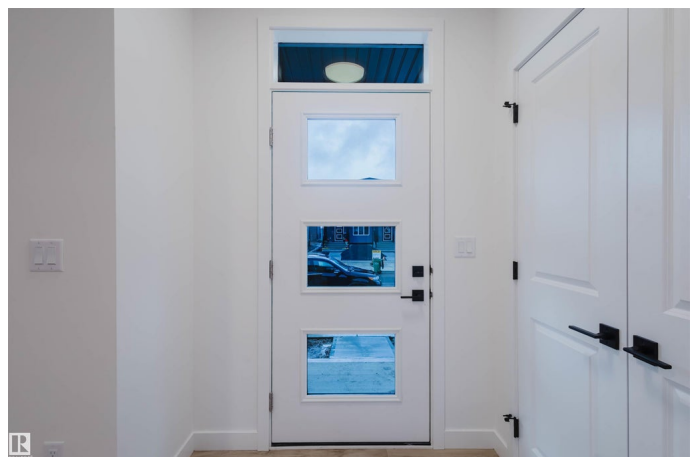
Discover Your Dream Home in Kinglet Gardens. Nestled in a serene community connected to nature and trails, this exquisite 3-bedroom, 2.5-bathroom duplex offers the perfect blend of style and functionality. Step into the open-concept main floor with soaring 9'™ ceilings and half bath. The upgraded kitchen boasts quartz countertops, sleek cabinets, a pantry, and a waterline to the fridge for added convenience. Upstairs, you'll find a versatile flex area, a spacious laundry room, a full 4-piece bathroom, and 3 generously sized bedrooms. The master suite is a private retreat, complete with a walk-in closet and ensuite with double sinks! Additional features include a separate side entrance, legal suite rough ins, FULL LANDSCAPING, unfinished basement with painted floors, 3K appliance allowance, triple-pane windows, and a high-efficiency furnace. Buy with confidence—built by Rohit. UNDER CONSTRUCTION! Photos may differ from actual property. No shower wands. Appliances NOT included.

Built in 2025

### Essential Information

MLS® # E4461742

Price \$419,900



|                |               |
|----------------|---------------|
| 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     | 2130 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, Builder Appliance Credit |
| 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           October 7th, 2025  
Days on Market       7  
Zoning                Zone 59

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Listing information last updated on October 14th, 2025 at 9:02am MDT