Courtesy Of George M Fahmy Of Mozaic Realty Group

$499,900 - 2146 Crossbill Lane, Edmonton

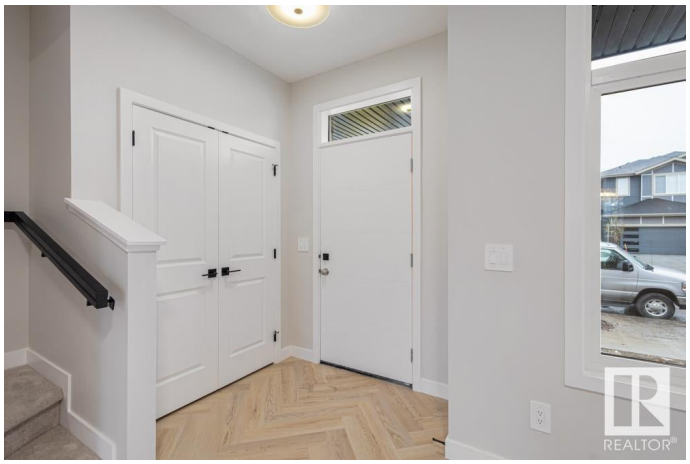
MLS® #E4439774

$499,900
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® #	E4439774
Price	$499,900
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	May 28th, 2025
Days on Market	14
Zoning	Zone 59

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Listing information last updated on June 11th, 2025 at 7:32am MDT