

Courtesy Of George M Fahmy and Nia Pavesi Of Mozaic Realty Group

## \$497,500 - 2136 Crossbill Lane, Edmonton

MLS® #E4427451

### \$497,500

3 Bedroom, 2.50 Bathroom, 1,609 sqft  
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton,

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, double attached garage, unfinished basement with painted floors, 3K appliance allowance, triple-pane windows, and a high-efficiency furnace. Buy with confidence—built by Rohit. CONSTRUCTION TO START LATE APRIL. Photos may differ. No shower wands. Appliances NOT included.

Built in 2025

### Essential Information

MLS® #	E4427451
Price	\$497,500



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,609
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2136 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 Attached

### **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 March 25th, 2025

Days on Market 10

Zoning Zone 59

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Listing information last updated on April 4th, 2025 at 1:32am MDT