

# \$476,700 - 2117 Crossbill Lane, Edmonton

MLS® #E4452323

## \$476,700

3 Bedroom, 2.50 Bathroom, 1,570 sqft  
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Discover Your Dream Home in Kinglet Gardens. Nestled in a peaceful community surrounded by nature and trails, this 3-bedroom, 2.5-bath single-family home is the perfect blend of comfort and style. Enjoy 9' ceilings on the main floor, complete with a convenient half bath. The upgraded kitchen features stunning 42" cabinets, quartz countertops, and a waterline to the fridge—ideal for modern living. Upstairs, you'll find a spacious walk-in laundry room, a full 4-piece bathroom, and 3 generously sized bedrooms perfect for your growing family. The primary suite is a true retreat, offering a walk-in closet and a luxurious ensuite with double sinks. Additional features include a separate side entrance, legal suite rough in's, parking pad, an unfinished basement with painted floors, ALL APPLIANCES INCLUDED, triple-pane windows, and a high-efficiency furnace. Buy with confidence—built by Rohit. QUICK POSSESSION!

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452323  |
| Price     | \$476,700 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,570                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2117 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        | Dishwasher-Built-In, Dryer, 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 | Not Landscaped, Park/Reserve, Playground Nearby, See Remarks |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Stone, Vinyl                                           |
| Foundation        | Concrete Perimeter                                           |

### Additional Information

Date Listed August 7th, 2025

Days on Market 42

Zoning Zone 59

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Listing information last updated on September 18th, 2025 at 2:32pm MDT