# **\$489,900 - 2146 Crossbill Lane, Edmonton**

MLS® #E4422722

#### \$489,900

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

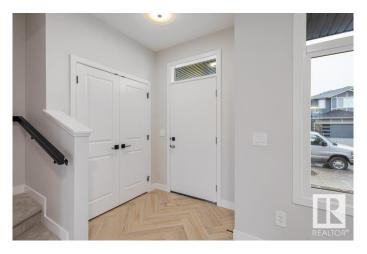
### **Essential Information**

MLS® # E4422722 Price \$489,900

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 February 21st, 2025

Days on Market 70

Zoning Zone 59

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 2:32am MDT