

## \$469,900 - 2134 Crossbill Lane, Edmonton

MLS® #E4454943

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,565 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome Home to Kinglet - Edmonton. Quality built Half Duplex Landon Attached Double Garage Family Floor plan by Rohit Homes. Terrific floor plan and Haute Contemporary Design. Perfect family community. Live within the scenic and convenient Big Lakes Area of Edmonton on the NW Corner of the City. Great place to call home and to invest in your future. Haute Contemporary Design with upgrades throughout. Double Attached Garage. 1565 Sq Ft, 3 Bedrooms 2.5 Bathrooms with Open Concept 9â€™™ Ceilings. Side Entrance with Suite Potential. Upper Floor Laundry and Bonus/Flex Room. Master with Ensuite and Walk In Closet. Practical floor plan with functional room sizes and open concept flows throughout the home. WOW. APPLIANCES, LANDSCAPING INCLUDED, TRIPLE PANE WINDOWS, QUARTZ COUNTER TOPS, HIGH EFFICIENCY FURNACE Almost ready, pictures may differ from actual property. Act Now!

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454943  |
| Price     | \$469,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,565         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2134 Crossbill Lane |
| Area        | Edmonton            |
| Subdivision | Kinglet Gardens     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5S 0W4             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Wood, See Remarks       |
| Exterior Features | Landscaped, See Remarks |
| Roof              | Asphalt Shingles        |
| Construction      | Wood, See Remarks       |
| Foundation        | Concrete Perimeter      |

### Additional Information

Date Listed August 27th, 2025

Days on Market 84

Zoning Zone 59

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Listing information last updated on November 19th, 2025 at 7:02am MST