# \$499,900 - 2107 Crossbill Lane, Edmonton

MLS® #E4460229

#### \$499,900

3 Bedroom, 2.50 Bathroom, 1,744 sqft Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to this brand new 1744 SQFT Birmingham II model by award winning builder Blackstone Homes in Kinglet. Upon entry, you will be welcomed by spacious foyer and a main floor den, perfect for work from home days or play room, spacious great room offering electric fireplace with molding, dining room with coffered ceiling, beautiful kitchen offering up to the ceiling soft closing cabinets. Back entrance offers a much needed mudroom with bench. The 2nd floor offers 3 large bedrooms, 2 baths, bonus room & laundry. Master bedroom is huge with beautiful en-suite & good size closet. Other upgrades -Double detached garage, Separate entrance, 9' main/basement ceiling, MDF shelving, black electrical & plumbing fixtures, feature walls, upgraded quartz throughout, rear deck with metal railing, stainless steel appliances & New Home Warranty. Great location-close to Yellowhead and Anthony Henday, park, shopping and all other amenities.

Built in 2025

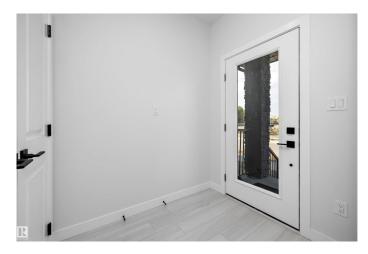
# **Essential Information**

MLS® # E4460229 Price \$499,900

Bedrooms 3
Bathrooms 2.50







Full Baths 2 Half Baths 1

Square Footage 1,744
Acres 0.00
Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 2107 Crossbill Lane

Area Edmonton

Subdivision Kinglet Gardens

City Edmonton
County ALBERTA

Province AB

Postal Code T5S 0T9

### **Amenities**

Amenities Bar, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck,

Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows,

9 ft. Basement Ceiling

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Back Lane, Golf Nearby, Not Landscaped, Park/Reserve, Picnic Area,

Playground Nearby, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed October 1st, 2025

Days on Market 29

Zoning Zone 59

HOA Fees Freq. Annually

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Listing information last updated on October 30th, 2025 at 12:32am MDT