

## \$484,900 - 2109 Crossbill Lane, Edmonton

MLS® #E4464216

**\$484,900**

3 Bedroom, 2.50 Bathroom, 1,590 sqft

Single Family on 0.00 Acres

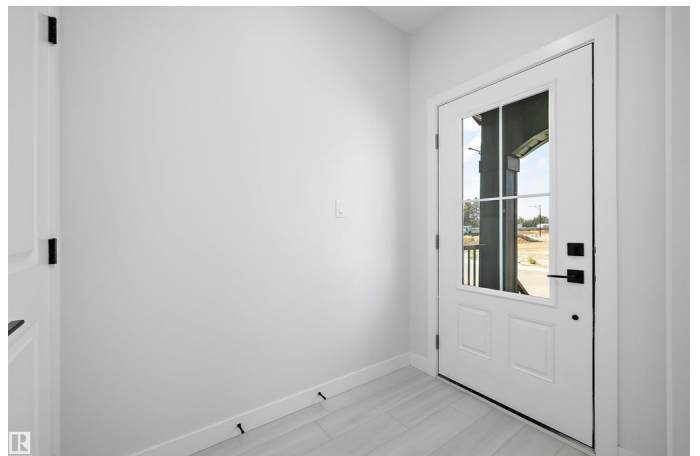
Kinglet Gardens, Edmonton, AB

Welcome to this brand new 1590 SQFT Leeds model by award winning builder Blackstone Homes in upscale community of Kinglet, Big Lake. Upon entry, you will be welcomed by spacious foyer with huge great room with electric fireplace finished with feature wall. Dining room offers beautiful coffered ceiling, spacious kitchen offering up to the ceiling soft closing cabinets with ample counter space. Back entry offers a mudroom with built in bench & closet The 2nd floor offers 3 large bedrooms, 2 baths, bonus room & laundry. Master bedroom has feature wall and beautiful en-suite with good size closet. Other upgrades - Double detached garage, Separate entrance, rear deck, 9' main/basement ceiling, MDF shelving, upgraded flooring, electrical & black plumbing fixtures, upgraded quartz, SS appliances included & New Home Warranty. Great location-close to Yellowhead and Anthony Henday, shopping, park and other amenities.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4464216  |
| Price     | \$484,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,590                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2109 Crossbill Lane |
| Area        | Edmonton            |
| Subdivision | Kinglet Gardens     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5S 0W3             |

### Amenities

|           |                                                                                                                                                                   |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                                                                            |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, 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, Asphalt, Stone, Vinyl                                       |
| Exterior Features | Back Lane, Not Fenced, Not Landscaped, Park/Reserve, Picnic Area, |

|              |                                                 |
|--------------|-------------------------------------------------|
|              | Playground Nearby, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                                |
| Construction | Wood, Asphalt, Stone, Vinyl                     |
| Foundation   | Concrete Perimeter                              |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 59            |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 7th, 2025 at 2:17am MST