

Courtesy Of George M Fahmy and Nia Pavesi Of Mozaic Realty Group

\$497,500 - 2136 Crossbill Lane, Edmonton

MLS® #E4427451

\$497,500

3 Bedroom, 2.50 Bathroom, 1,609 sqft
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton,

Discover Your Dream Home in Kinglet Gardens. Nestled in a serene community connected to nature and trails, this exquisite 3-bedroom, 2.5-bathroom duplex offers the perfect blend of style and functionality. Step into the open-concept main floor with soaring 9'™ ceilings and half bath. The upgraded kitchen boasts quartz countertops, sleek cabinets, a pantry, and a waterline to the fridge for added convenience. Upstairs, you'll find a versatile flex area, a spacious laundry room, a full 4-piece bathroom, and 3 generously sized bedrooms. The master suite is a private retreat, complete with a walk-in closet and ensuite with double sinks! Additional features include a separate side entrance, legal suite rough ins, FULL LANDSCAPING, double attached garage, unfinished basement with painted floors, 3K appliance allowance, triple-pane windows, and a high-efficiency furnace. Buy with confidence—built by Rohit. CONSTRUCTION TO START LATE APRIL. Photos may differ. No shower wands. Appliances NOT included.

Built in 2025

Essential Information

MLS® #	E4427451
Price	\$497,500



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,609
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	2136 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 Attached

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 March 25th, 2025

Days on Market 11

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 April 5th, 2025 at 7:47am MDT