

## \$499,900 - 2109 Crossbill Lane, Edmonton

MLS® #E4452248

**\$499,900**

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, beautiful kitchen offering up to the ceiling soft closing cabinets with ample of counter space. Back entry offers a must to have mudroom with built ins. The 2nd floor offers 3 large bedrooms, 2 baths, bonus room & laundry. Master bedroom is huge with feature wall and beautiful en-suite with good size closet. Other upgrades - Separate entrance, rear deck, 9' main/basement ceiling, MDF shelving, upgraded flooring, electrical & black plumbing fixtures, feature wall in master and great room fireplace, upgraded quartz, SS appliance included & New Home Warranty. Great location-close to Yellowhead and Anthony Henday, park and amenities. Pictures are from the show home, some features/options will be different.

Built in 2025

### Essential Information

MLS® # E4452248

Price \$499,900



|                |                        |
|----------------|------------------------|
| 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 0R3             |

### Amenities

|           |                                                                                                                                     |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking   | Parking Pad Cement/Paved                                                                                                            |

### 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, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Not Fenced, Not Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                                   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 59          |
| HOA Fees Freq. | Annually         |

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Listing information last updated on August 23rd, 2025 at 5:32am MDT