

## \$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 | 35                |
| Zoning         | Zone 59           |
| HOA Fees Freq. | Annually          |

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 November 4th, 2025 at 11:32pm MST