

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

MLS® #E4452248

**\$484,900**

3 Bedroom, 2.50 Bathroom, 1,590 sqft

Single Family on 0.00 Acres

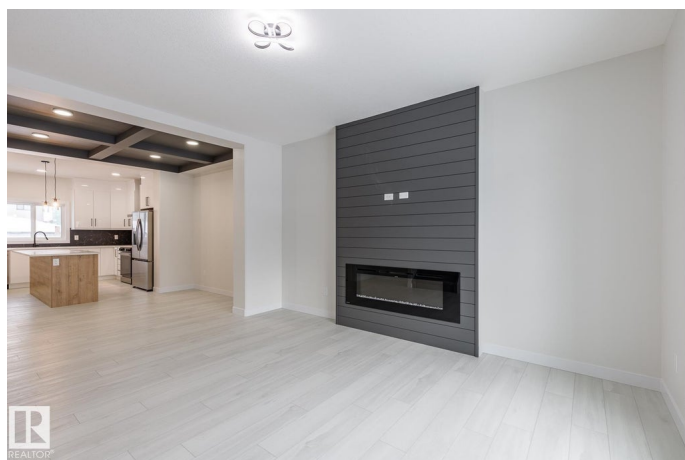
Kinglet Gardens, Edmonton, AB

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 appliance included & New Home Warranty. Great location-close to Yellowhead and Anthony Henday, shopping, park and other amenities.

Built in 2025

### Essential Information

MLS® #	E4452248
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 0R3

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, 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, 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	30
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 September 7th, 2025 at 10:02pm MDT