

Courtesy Of George M Fahmy Of Mozaic Realty Group

## \$476,700 - 2117 Crossbill Lane, Edmonton

MLS® #E4452323

**\$476,700**

3 Bedroom, 2.50 Bathroom, 1,570 sqft  
Single Family on 0.00 Acres

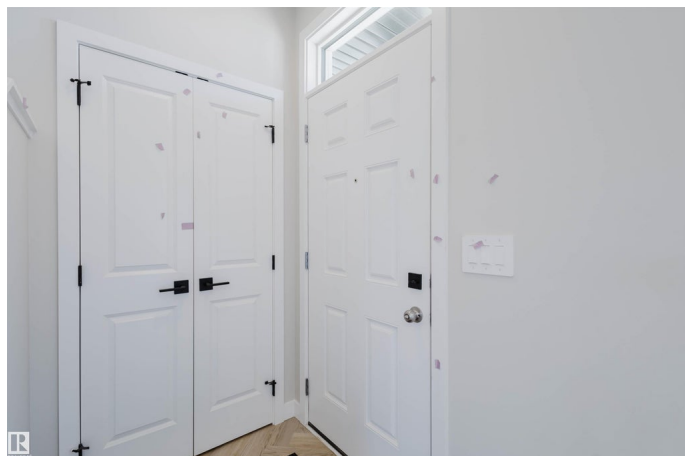
Kinglet Gardens, Edmonton, AB

Discover Your Dream Home in Kinglet Gardens. Nestled in a peaceful community surrounded by nature and trails, this 3-bedroom, 2.5-bath single-family home is the perfect blend of comfort and style. Enjoy 9' ceilings on the main floor, complete with a convenient half bath. The upgraded kitchen features stunning 42" cabinets, quartz countertops, and a waterline to the fridge—ideal for modern living. Upstairs, you'll find a spacious walk-in laundry room, a full 4-piece bathroom, and 3 generously sized bedrooms perfect for your growing family. The primary suite is a true retreat, offering a walk-in closet and a luxurious ensuite with double sinks. Additional features include a separate side entrance, legal suite rough in's, parking pad, an unfinished basement with painted floors, ALL APPLIANCES INCLUDED, triple-pane windows, and a high-efficiency furnace. Buy with confidence—built by Rohit. QUICK POSSESSION!

Built in 2025

### Essential Information

MLS® #	E4452323
Price	\$476,700
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,570
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2117 Crossbill Lane
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0W3

### Amenities

Amenities	Ceiling 9 ft., Vinyl Windows, See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Not Landscaped, Park/Reserve, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed August 7th, 2025

Days on Market 33

Zoning Zone 59

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Listing information last updated on September 9th, 2025 at 9:17pm MDT