\$497,500 - 2136 Crossbill Lane, Edmonton

MLS® #E4427451

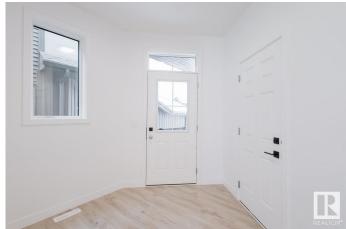
\$497.500

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'II 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 confidenceâ€"built by Rohit. CONSTRUCTON 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 15

Zoning Zone 59

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Listing information last updated on April 9th, 2025 at 9:47am MDT