

## \$524,900 - 2107 Crossbill Lane, Edmonton

MLS® #E4446300

**\$524,900**

3 Bedroom, 2.50 Bathroom, 1,744 sqft

Single Family on 0.00 Acres

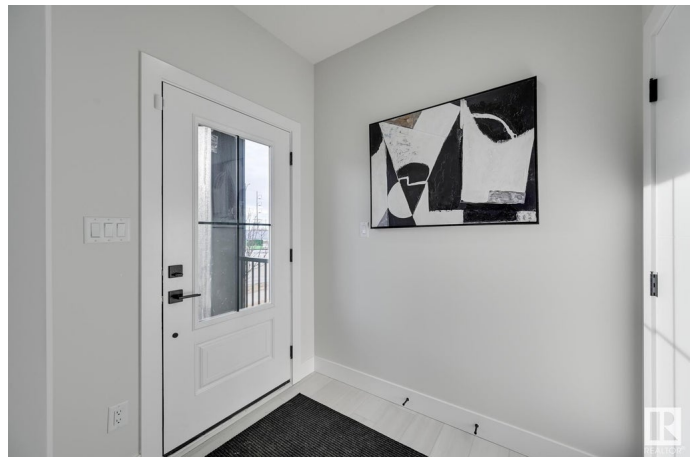
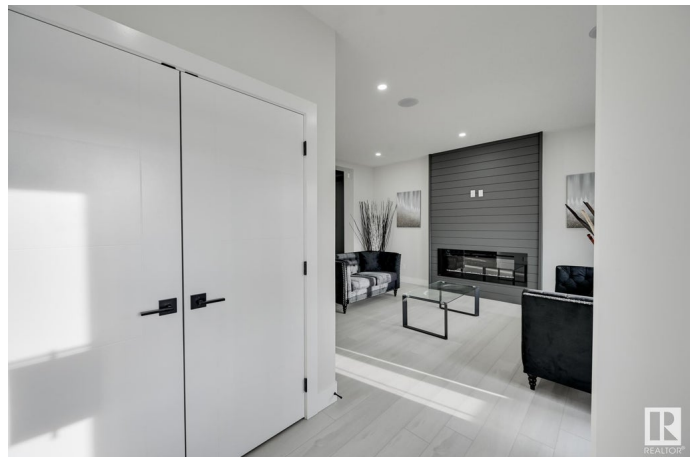
Kinglet Gardens, Edmonton, AB

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 - Separate entrance, 9' main/basement ceiling, MDF shelving, black electrical & plumbing fixtures, feature walls, upgraded quartz throughout, rear wooden deck, 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® #	E4446300
Price	\$524,900
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	Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling
Parking Spaces	2
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, Golf Nearby, 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	July 7th, 2025
Days on Market	5
Zoning	Zone 59
HOA Fees Freq.	Annually

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Listing information last updated on July 12th, 2025 at 10:02am MDT