

# \$454,900 - 2131 Crossbill Ln Nw, Edmonton

MLS® #E4458090

**\$454,900**

3 Bedroom, 3.00 Bathroom, 1,578 sqft  
Single Family on 0.07 Acres

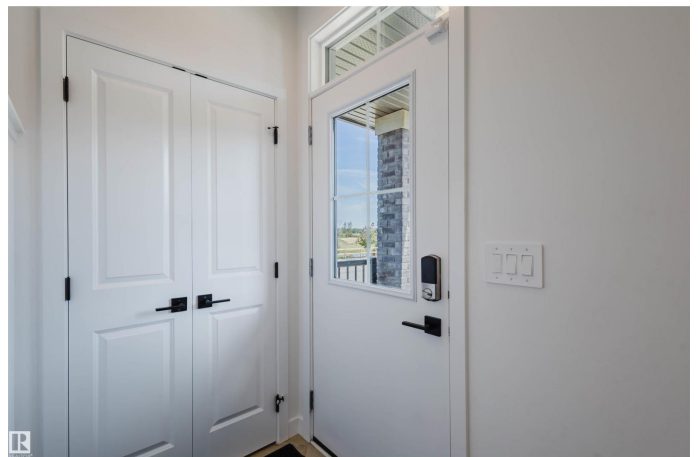
Kinglet Gardens, Edmonton, Alberta

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. 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. UNDER CONSTRUCTION! Photos are example of floorplan and interior finishes, actual build may vary. (id:6289)

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | E4458090  |
| Price     | \$454,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,578         |
| Acres          | 0.07          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2131 Crossbill Ln Nw |
| Subdivision | Kinglet Gardens      |
| City        | Edmonton             |
| Province    | Alberta              |
| Postal Code | T5S0W3               |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Playground, Ceiling - 9ft, Vinyl Windows |
| Features  | See remarks, Park/reserve                |
| Parking   | Parking Pad                              |

### Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Microwave Range Hood Combo, Refrigerator, Stove, Washer, See remarks |
| Heating      | Forced air                                                                              |
| # of Stories | 2                                                                                       |

### Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Mozaic Realty Group |
|----------------|---------------------|



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Listing information last updated on October 20th, 2025 at 12:31pm MDT