Courtesy Of Priya Sharma Of Century 21 Signature Realty

$499,900 - 2109 Crossbill Lane, Edmonton

MLS® #E4452248

$499,900
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, beautiful kitchen offering up to the ceiling soft closing cabinets with ample of counter space. Back entry offers a must to have mudroom with built ins. The 2nd floor offers 3 large bedrooms, 2 baths, bonus room & laundry. Master bedroom is huge with feature wall and beautiful en-suite with good size closet. Other upgrades - Separate entrance, rear deck, 9' main/basement ceiling, MDF shelving, upgraded flooring, electrical & black plumbing fixtures, feature wall in master and great room fireplace, upgraded quartz, SS appliance included & New Home Warranty. Great location-close to Yellowhead and Anthony Henday, park and amenities. Pictures are from the show home, some features/options will be different.

Built in 2025

Essential Information

MLS® #	E4452248
Price	$499,900

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	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, 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	16
Zoning	Zone 59
HOA Fees Freq.	Annually

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