

## \$514,900 - 2107 Crossbill Lane, Edmonton

MLS® #E4446300

**\$514,900**

3 Bedroom, 2.50 Bathroom, 1,744 sqft

Single Family on 0.00 Acres

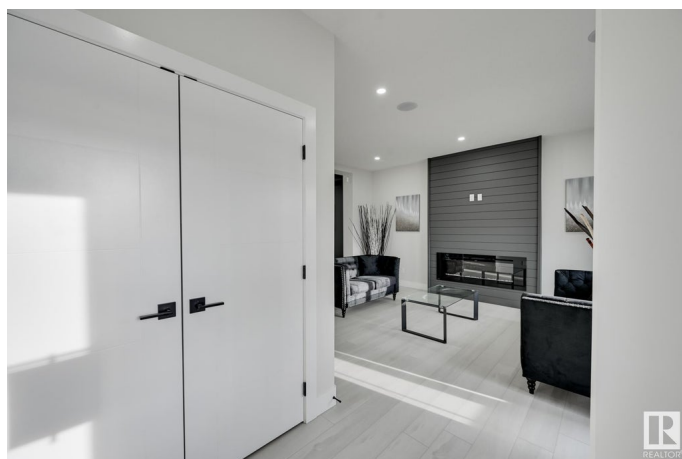
Kinglet Gardens, Edmonton, AB

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     | \$514,900 |
| 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 | 39             |
| Zoning         | Zone 59        |
| HOA Fees Freq. | Annually       |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 15th, 2025 at 3:32pm MDT