

## \$499,900 - 2111 Crossbill Lane, Edmonton

MLS® #E4452249

**\$499,900**

4 Bedroom, 2.50 Bathroom, 1,748 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to this brand new 1748 SQFT Birmingham II model by award winning builder Blackstone Homes in Kinglet Gardens. 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 and large island. Back entrance offers a much needed mudroom with bench and closet. 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 - Double detached garage, Rear deck with metal railing, Separate entrance, 9' main/basement ceiling, MDF shelving, black electrical & plumbing fixtures, feature walls, upgraded quartz throughout, stainless steel appliances & New Home Warranty. Great location-close to Yellowhead and Anthony Henday, park, shopping and all other amenities.

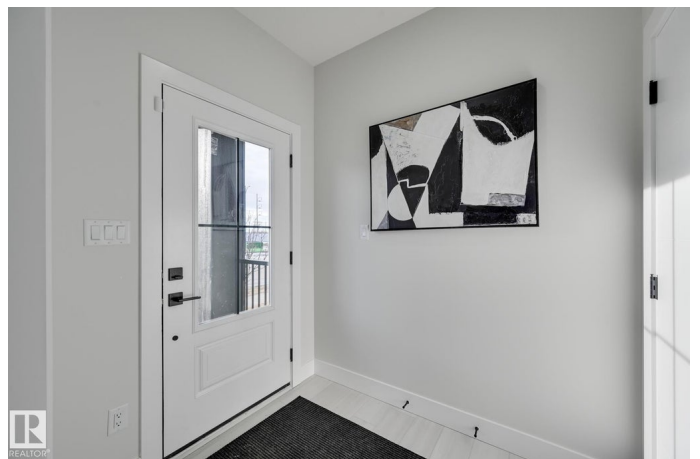
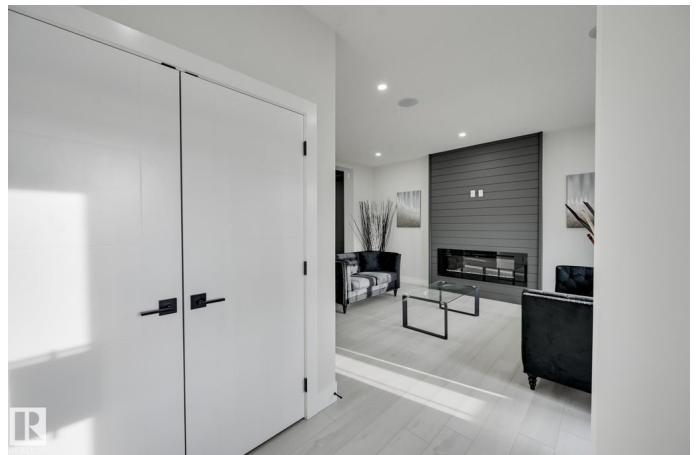
Built in 2025

### Essential Information

MLS® # E4452249

Price \$499,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,748                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2111 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, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                                                               |

### 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    | August 9th, 2025 |
| Days on Market | 32               |
| Zoning         | Zone 59          |
| HOA Fees Freq. | Annually         |

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