

Courtesy Of Fadi Georgi Of MaxWell Polaris

\$419,888 - 2130 Crossbill Lane, Edmonton

MLS® #E4464686

\$419,888

3 Bedroom, 2.50 Bathroom, 1,457 sqft
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Quick-possession half-duplex in Kinglet offering style, comfort, and smart future potential, with side entry and legal suite rough-ins. The open-concept main floor feels bright and calming, featuring a tranquil kitchen with light wood cabinetry, sleek 3cm quartz countertops, and water line to the fridge. Living and dining flow seamlessly for easy family time and relaxed entertaining. Upstairs includes a versatile flex space, laundry, main bath, and three bedrooms, including a serene primary suite with walk-in closet and modern ensuite. Close to parks, trails, and major routes, blending nature and convenience. \$3,000 appliance allowance to personalize your kitchen & landscaping included. Photos from a previous build & may differ; interior colors are represented, upgrades may vary, no appliances included. RMS has been applied to the builder plan. HOA TBD

Built in 2025

Essential Information

MLS® #	E4464686
Price	\$419,888
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,457
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	2130 Crossbill Lane
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0W3

Amenities

Amenities	Ceiling 9 ft., See Remarks
Parking	No Garage, Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 4th, 2025
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Days on Market 5
Zoning Zone 59
HOA Fees 1
HOA Fees Freq. Annually

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Listing information last updated on November 8th, 2025 at 11:02pm MST