

**\$454,900 - 2125 Crossbill Lane, Edmonton**

MLS® #E4454944

**\$454,900**

3 Bedroom, 2.50 Bathroom, 1,578 sqft  
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to Kinglet, one of Edmonton’s most scenic and family-friendly communities in the Big Lake area. Appliances Included. This quality-built Hudson model by Rohit Homes offers 1,578 sq. ft. of thoughtfully designed living space with the stylish Ethereal Zen interior finish. The open-concept main floor provides functional room sizes and a seamless flow, while the side entrance offers suite potential for future flexibility. Upstairs, you’ll find 3 bedrooms, 2.5 bathrooms, convenient laundry, and a spacious primary suite with a walk-in closet and ensuite. Additional highlights include a rear parking pad ready for a future double garage, quartz countertops, triple-pane windows, a high-efficiency furnace, and an appliance included. **APPLIANCES INCLUDED AND MOVE IN NOW!**

Built in 2025

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4454944  |
| Price          | \$454,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,578     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2125 Crossbill Lane |
| Area        | Edmonton            |
| Subdivision | Kinglet Gardens     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5S 0W3             |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | See Remarks                                 |
| Parking Spaces | 2                                           |
| Parking        | Parking Pad Cement/Paved, Rear Drive Access |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood, Vinyl                 |
| Exterior Features | Not Landscaped, See Remarks |
| Roof              | Asphalt Shingles            |
| Construction      | Wood, Vinyl                 |
| Foundation        | Concrete Perimeter          |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 27th, 2025 |
|-------------|-------------------|

Days on Market 70

Zoning Zone 59

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