# **\$619,900 - 1851 Crossbill Loop, Edmonton**

MLS® #E4446397

#### \$619,900

4 Bedroom, 3.00 Bathroom, 2,334 sqft Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Located in the desirable community of Kinglet Gardens, this brand new 4-bedroom, 3-bath home offers a perfect blend of modern style and functional design. The main floor features a sleek kitchen with premium finishes, a spacious dining area, and a full bedroom with access to a 3-piece bathroomâ€"ideal for guests or multi-generational living. Soaring ceilings and an open-to-above layout flood the home with natural light, creating a bright and welcoming atmosphere. Upstairs, the primary suite boasts a spa-inspired ensuite and walk-in closet, along with two additional bedrooms, a full bathroom, and a large bonus room with a cozy fireplaceâ€"perfect for relaxing, entertaining, or working from home. A separate side entrance to the basement offers excellent potential for future development or a legal suite.



### **Essential Information**

MLS® # E4446397 Price \$619,900

Bedrooms 4

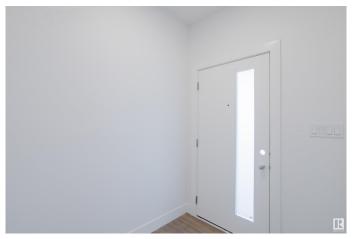
Bathrooms 3.00

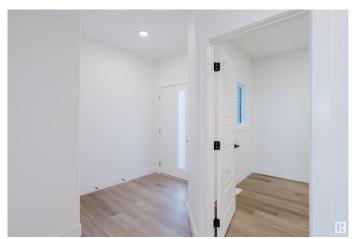
Full Baths 3

Square Footage 2,334

Acres 0.00







Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 1851 Crossbill Loop

Area Edmonton

Subdivision Kinglet Gardens

City Edmonton
County ALBERTA

Province AB

Postal Code T5S 0S6

#### **Amenities**

Amenities Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6",

Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl

Windows, Natural Gas Stove Hookup

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Hood Fan

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Remote Control

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

#### **Additional Information**

Date Listed July 7th, 2025

Days on Market

Zoning Zone 59

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Listing information last updated on July 15th, 2025 at 12:32am MDT