

# \$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 bathroom—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 fireplace—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.

Built in 2025

### 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 4

Zoning Zone 59

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 July 11th, 2025 at 9:17pm MDT