

Courtesy Of Nadia Glavonjic Of Sterling Real Estate

## \$579,900 - 1853 Crossbill Loop, Edmonton

MLS® #E4466251

**\$579,900**

4 Bedroom, 3.00 Bathroom, 2,304 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

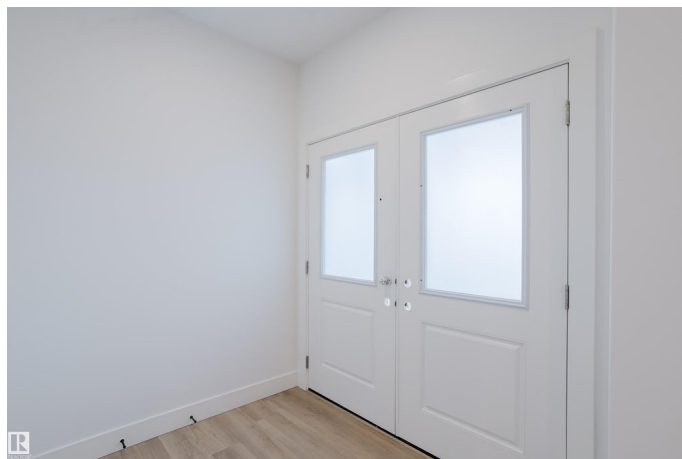
Welcome to this exceptional brand-new residence in the highly desirable community of Kinglet Gardens, thoughtfully designed to deliver modern luxury, comfort, and functionality. This impressive home offers 4 spacious bedrooms and 3 full bathrooms, including a well-appointed main-floor full washroom paired with a versatile den—ideal for guests, office use, or multi-generational living. The showstopping open-to-below living room creates a grand architectural statement with abundant natural light, seamlessly connecting to a contemporary chef's kitchen featuring premium finishes, sleek cabinetry, and a fully equipped spice kitchen to accommodate all culinary needs. The upper level showcases four generously sized bedrooms along with a bright bonus room, providing excellent separation of space for family relaxation. A convenient side entrance adds tremendous potential for future basement development, while the large double attached garage offers ample space for vehicles and storage.

Built in 2025

### Essential Information

MLS® # E4466251

Price \$579,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,304                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1853 Crossbill Loop |
| Area        | Edmonton            |
| Subdivision | Kinglet Gardens     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5S 0W4             |

### Amenities

|           |                                                                                                                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows |
| 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 | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 19th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 59             |

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Listing information last updated on November 20th, 2025 at 7:02am MST