

## **\$585,000 - 11247 25 Avenue, Edmonton**

MLS® #E4432865

**\$585,000**

7 Bedroom, 3.50 Bathroom, 2,593 sqft

Single Family on 0.00 Acres

Blue Quill, Edmonton, AB

JUDICIAL Sale! NICELY RENOVATED ORIGINAL QUALITY BUILT ACE LANGE 2590 SQ/FT 2 STOREY, 7 BED 4 BATH /ENSUITE CENTRAL AIR CONDITIONED FAMILY HOME IN AN AMAZING LOCATION IN BLUE QUILL. MAIN FLOOR FEATURES AN ENTRY FRENCH DOORS INTO A HUGE LIVING ROOM W/ BAY WINDOWS. FORMAL DINING ROOM. SPACIOUS KITCHEN W/ PATIO DOOR TO A LARGE DECK & GORGEOUS FULLY FENCED BACK YARD. FAMILY ROOM WITH A BEAUTIFUL CUSTOM STONE FIREPLACE. TWO PIECE BATHROOM AND MAIN FLOOR LAUNDRY. THE SECOND LEVEL FEATURES A HUGE MASTER BEDROOM WITH A FOUR PIECE ENSUITE W/SOAKER TUB, 4 ADDITIONAL SPACIOUS BEDRMS AND A 5 PC BATHROOM. GORGEOUS NEW FULLY FINISHED BASEMENT WITH BEDRM AND 3 PCE BATH, REC ROOM TONS OF STORAGE UPGRADES INCLUDES; 2 NEW FURNACES, H2O TANK NEW SHINGLES, TILE FLOORING THROUGHOUT, ALL TRIM, COMPLETELY PAINTED. QUIET CUL DE SAC W/ RV PARKING. MINUTES™ WALK TO THE HERITAGE LRT SHOPPING, SCHOOLS, DOG PARK, BLACK MUD RAVINE W/ BIKING AND WALKING TRAILS. AROUND THE CORNER FROM BLUE QUILL COMMUNITY CENTER.



Built in 1979

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4432865               |
| Price          | \$585,000              |
| Bedrooms       | 7                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,593                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11247 25 Avenue |
| Area        | Edmonton        |
| Subdivision | Blue Quill      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 4X5         |

## Amenities

|                |                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Deck, Detectors Smoke, Dog Run-Fenced In, Exterior Walls- 2"x6", Hot Water Natural Gas |
| Parking Spaces | 6                                                                                                                          |
| Parking        | Double Garage Attached                                                                                                     |

## Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Brick Facing, Mantel      |
| Stories           | 3                         |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

**Exterior**

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                                                                                                                                                     |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                       |
| Construction      | Wood, Brick, Metal                                                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                                                     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 16          |

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Listing information last updated on April 30th, 2025 at 8:02pm MDT