

\$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. MINUTESâ€™ 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 53
Zoning Zone 16

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