



12140 25 Avenue Edmonton AB

\$245,000

BACKING THE PARK in prestigious BLUE QUILL ESTATES! This COZY townhouse is FULLY FINISHED offering over 1500sq ft of living space. Main floor features BRIGHT kitchen w/ loads of counterspace & large window, open to dining space. LARGE LIVING ROOM has charming WOOD BURNING Fireplace & views of the yard and STUNNING SUNSETS! Upper level has 3 generous bedrooms incl. primary with WALK IN CLOSET & direct access to 4pc bath. Basement is a HUGE FEATURE w/ RICH wood, bar area and giant rec. room! Sunny WEST yard (one of the largest of the complex) has gorgeous PATIO stones, loads of Perennials & PARK VIEWS! Parking right out your door w/ available 2nd stall. All this Located perfectly w/ easy access to U of A, DOWNTOWN, airport, shopping, ravine trails & TOP SCHOOLS! Quick possession, this one is a MUST SEE!

Listing Presented By:



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