



## Edmonton Alberta

\$514,900

Welcome to Blue Quill! This spacious 2-storey family home offers approx. 2,002 sq. ft. above grade, 3 bedrooms, 2.5 baths, a front attached double garage, & an excellent layout with incredible renovation upside. The main floor features a generous living room, dining area, central kitchen, family room, laundry, powder room, and spacious foyer. Upstairs offers a large primary bedroom w/ ensuite, two additional bedrooms, full bath, and a nice sitting area overlooking the main level. The unfinished basement provides excellent future development potential. Set on a large 717 sq. m. lot, the sunny south-facing backyard features mature trees creating a private and inviting outdoor space. The two furnaces were replaced in 2010, with roof shingles approx. 15 years old, plus updated window wells and weeping tile approx. 20 years ago. Ideally located in desirable Blue Quill, walkable to the Century Park LRT station and close to schools, easy access to U of A & downtown, parks, ravine trails & shopping! (id:6769)

Living room 3.4 m X 5.35 m  
Dining room 3.4 m X 3.55 m  
Kitchen 4 m X 4.08 m  
Family room 3.7 m X 4.97 m

Primary Bedroom 5.44 m X 4.41 m  
Bedroom 2 3.44 m X 2.9 m  
Bedroom 3 3.18 m X 3.18 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<https://kerrysingh.c21.ca/>



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