



## Edmonton Alberta

\$799,900

Welcome to this cherished, forty-five-year-owned home in prestigious Blue Quill Estates - ideally located directly across from the park, and Whitemud Nature Reserve. The park holds special meaning, having been named in honor of the homeowner's contributions to Human Rights and the community. Immaculately maintained and full of pride of ownership, this home features a spacious primary bedroom with walk-in closet and ensuite, two additional fabulous-sized bedrooms upstairs, and a main-floor bedroom with ensuite. Numerous updates over the years include concrete and landscaping (16), shingles (17), kitchen and appliances (17), and newer furnace and central AC. While move-in ready, the home also presents an exciting opportunity for the next owner to add their personal touch. Just minutes from the Derrick Golf & Winter Club, top-rated schools, and with easy access to the University of Alberta and downtown. A rare chance to become part of a beloved neighborhood and continue the legacy of this exceptional home. (id:6769)

Bonus Room 3.85 m X 2.96 m

Recreation room 4.37 m X 7.9 m

Storage 9.27 m X 4.32 m

Utility room 2.25 m X 3.3 m

Living room 5.12 m X 6.26 m

Dining room 4.15 m X 3.65 m

Kitchen 4.15 m X 2.79 m

Family room 4.15 m X 5.37 m

Bedroom 4 4.32 m X 3.14 m

Laundry room 1.68 m X 2.61 m

Primary Bedroom 4.15 m X 4.56 m

Bedroom 2 4.57 m X 3.37 m

Bedroom 3 5.56 m X 3.01 m

Listing Presented By:



Originally Listed by:  
Real Broker



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