



Edmonton Alberta

\$479,000

Welcome to Blue Quill Estate! Tucked away on a quiet cul-de-sac, this spacious 2-storey home offers approx. 2,013 sq. ft. above grade, 3 bedrooms, 2.5 baths, a front-attached double garage, and a functional layout ideal for comfortable family living. The main floor features a generous living room, dining area, kitchen, family room, powder room, and spacious foyer. Upstairs offers a large primary bedroom with ensuite and balcony, 2 additional bedrooms, a full bathroom, and a charming sitting area overlooking the main level. The unfinished basement offers excellent potential for future development. Enjoy a sunny backyard surrounded by mature trees, creating a private and inviting outdoor retreat. Updates include windows (2020), new laundry: Washer & Dryer, hot water tank (2010), and garage door (2021). Excellent location close to Century Park LRT, schools, parks, Whitemud Creek, Derrick Golf Club & Southgate Shopping Centre. A Must See!! (id:6769)

Living room 3.99 m X 5.57 m

Dining room 3.67 m X 4.23 m

Kitchen 3.2 m X 4.25 m

Family room 3.19 m X 4.9 m

Primary Bedroom 6.97 m X 5.73 m

Bedroom 2 3.59 m X 2.72 m

Bedroom 3 3.28 m X 3.84 m

Listing Presented By:



Originally Listed by:
Maxwell Polaris

<https://www.polarissells.com/agent/nav-jhand/>

REMAX
Excellence

REMAX Excellence

201, 5607-199 Street, Edmonton,
Alberta,

Phone: 780-984-9399

Fax:

steveledddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.