

\$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

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|----------------|------------------------|
| 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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Listing information last updated on June 17th, 2025 at 10:34am MDT