# \$849,800 - 24 Blue Quill Crescent, Edmonton

MLS® #E4442384

### \$849.800

5 Bedroom, 3.00 Bathroom, 2,417 sqft Single Family on 0.00 Acres

Blue Quill Estates, Edmonton, AB

Welcome to this charming 2-storey home in the heart of Blue Quill Estates! Step into a bright foyer with an open-to-below staircase and a sunlit sitting room with a bay window, leading to a formal dining area. The re-modeled and fully renovated white kitchen boasts quartz counters, a stylish backsplash, and a cozy breakfast nook that flows into a sunken living room with a wood-burning fireplace. The main floor also offers a laundry room with sink, mudroom, and 2-pc bath. Upstairs features 4 BEDROOMS, including a spacious primary suite with jetted tub ensuite, three additional bedrooms, and a 4-pc bath. The basement includes a rec room, living space, bedroom, bathroom, and ample storage. Perfect for a growing family. Step outside into your WEST FACING private backyard oasisâ€"lush landscaping, mature trees, a HUGE deck, hot tub, gas bbq hook up, and abundant greenspace. Located near top-rated schools, parks, walking trails, Whitemud Drive, South Edmonton Common, and the Derrick Golf & Winter Club.







Built in 1985

## **Essential Information**

MLS® # E4442384 Price \$849,800 Bedrooms 5

Bathrooms 3.00

Full Baths 2

Half Baths 2

Square Footage 2,417

Acres 0.00

Year Built 1985

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 24 Blue Quill Crescent

Area Edmonton

Subdivision Blue Quill Estates

City Edmonton
County ALBERTA

Province AB

Postal Code T6J 6C2

## **Amenities**

Amenities Air Conditioner, Deck, Hot Tub

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood

Fan, Stove-Electric, Washer, Refrigerators-Two, Hot Tub

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Golf Nearby, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Westbrook School

Middle Vernon Barford School

High Harry Ainlay School

# **Additional Information**

Date Listed June 13th, 2025

Days on Market 2

Zoning Zone 16

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