

## **\$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

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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on June 17th, 2025 at 2:17am MDT