

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

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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 oasis—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
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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	17
Zoning	Zone 16

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