

## \$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

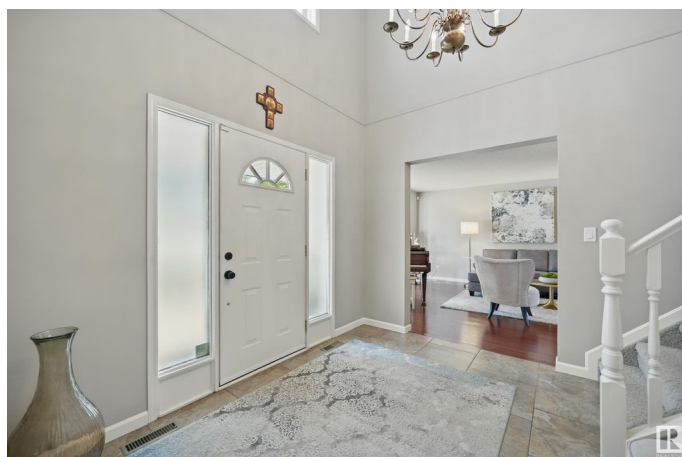
Welcome to this charming 2-storey home in the heart of Blue Quill Estates! Step into a bright foyer with an open-to-below staircase and a sunlit sitting room with a bay window, leading to a formal dining area. The re-modeled and fully renovated white kitchen boasts quartz counters, a stylish backsplash, 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 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 |
|----------|-------------|

|                   |  |
|-------------------|--|
| 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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Listing information last updated on June 15th, 2025 at 8:32pm MDT