

## \$465,000 - 12125 25 Avenue, Edmonton

MLS® #E4447730

**\$465,000**

4 Bedroom, 2.50 Bathroom, 1,995 sqft

Single Family on 0.00 Acres

Blue Quill Estates, Edmonton, AB

**MASSIVE PRICE REDUCTION FOR QUICK SALE!** Welcome to this fabulous 4 bedrooms, 2 storey home situated on the quiet cul-de-sac in the heart of prestigious Blue Quill Estate, family friendly neighbourhood & TOP SCHOOLS! Main floor greets you w bright living room c/w newer vinyl plank floorings throughout. Kitchen w L-shape counter adjacent to family room features cozy fireplace, patio doors to deck, large landscaped & fenced yard, making it ideal for entertaining & outdoor activities. Convenient main floor rough-in laundry area, 1/2 bathroom, den room, perfect for focused or quiet work time. Upper floor staircase offers high ceiling with skylight brings in lots of natural lightings. FOUR sizable bedrooms, loft & a 4 piece bathroom. King-sized master bedroom boasts a 4 piece ensuite. Double attached garage. Carpet free home! Only minutes to park, playground, Whitemud ravine walking trails, Whitemud, Edm South Common, Derrick golf club, top rated schools & all amenities. Quick poss avail. Great family home!

Built in 1979

### Essential Information

MLS® # E4447730

Price \$465,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,995
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12125 25 Avenue
Area	Edmonton
Subdivision	Blue Quill Estates
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4S7

### Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	St Teresa/St Stanislaus
Middle	Vernon Barford
High	Harry Ainlay

**Additional Information**

Date Listed	July 14th, 2025
Days on Market	53
Zoning	Zone 16

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