

## **\$788,800 - 12414 28a Avenue, Edmonton**

MLS® #E4431366

**\$788,800**

5 Bedroom, 3.50 Bathroom, 2,288 sqft

Single Family on 0.00 Acres

Blue Quill Estates, Edmonton, AB

Fabulous 2 storey family home located on a quiet street in the heart of prestigious Blue Quill Estates! This Perry built home features a very functional floor plan with a lovely SUNROOM. Main floor features a south facing living room w/ tons of natural light, a formal dining room and chef' kitchen w/ loads of cabinetry & newer appliances. Cozy family room boasts a wood burning F/P w/ stone facing. The spacious 4-season sunroom has an arch ceiling overlooking a fully landscaped private backyard. Upstairs you will find 4 good sized bedrooms and a 4pc main bath. Primary bedroom has a B/I closet & 3 pc ensuite. The 2nd bedroom has a W/I closet. Basement is fully finished w/ a game/exercise room, a 5th bedroom and a newly renovated 3 pc bath. Newer triple pane windows and new driveway. Walking distance to park/playground, Whitemud Ravine trails and within the catchment area of Westbrook Elementary and Vernon Barford Jr High. Great family home!

Built in 1978

### **Essential Information**

MLS® #	E4431366
Price	\$788,800
Bedrooms	5
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,288
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12414 28a Avenue
Area	Edmonton
Subdivision	Blue Quill Estates
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4E1

### Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, Sunroom, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Slab

**School Information**

Middle                      Westbrook School  
High                      Vernon Barford School

**Additional Information**

Date Listed                      April 17th, 2025  
Days on Market                20  
Zoning                      Zone 16

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