

## \$825,500 - 12403 29a Avenue, Edmonton

MLS® #E4452257

### \$825,500

4 Bedroom, 2.50 Bathroom, 2,093 sqft

Single Family on 0.00 Acres

Blue Quill Estates, Edmonton, AB

RARE OPPORTUNITY with this upgraded & well maintained 2000+ sq ft 2 storey home in the hidden gem of BLUE QUILL ESTATES!...estate sized lots, quiet & wide streets, steps from the ravine, top-rated schools, shopping, golf & fitness, airport, Whitemud & Anthony Henday. Keep the family close with upper Primary & en-suite with 3 more bedrooms & 4 piece bath. Open concept living on main floor with kitchen, separate living and family room, half bath, laundry/entry/mud room. Unfinished basement is a blank slate allowing for customizing spaces which compliments your lifestyle. Access to back deck via family room welcomes you to a large & private south-facing backyard with tons of space for kids to play, parties to host and BBQs galore. Don't miss your opportunity to join this cherished community where everyone feels at home.

Built in 1985

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452257  |
| Price      | \$825,500 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,093                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 12403 29a Avenue   |
| Area        | Edmonton           |
| Subdivision | Blue Quill Estates |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 6C7            |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Double Garage Attached, RV Parking |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-2, Natural Gas                                                                                  |
| Stories           | 2                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Unfinished                                                                                           |

### Exterior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                                       |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Cedar Shakes                                                                                                                                              |
| Construction      | Wood, Stucco, Vinyl                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                        |

### School Information

|            |                |
|------------|----------------|
| Elementary | Westbrook      |
| Middle     | Vernon Barford |
| High       | Harry Ainlay   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 62               |
| Zoning         | Zone 16          |

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Listing information last updated on October 10th, 2025 at 12:32pm MDT