

## \$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 |
|----------|--------------|

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| 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 | 47              |
| Zoning         | Zone 16         |

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Listing information last updated on August 29th, 2025 at 10:32pm MDT