

## \$649,000 - 2404 113 Street, Edmonton

MLS® #E4431281

### \$649,000

5 Bedroom, 2.50 Bathroom, 1,906 sqft  
Single Family on 0.00 Acres

Blue Quill, Edmonton, AB

Prime Investment Opportunity in Blue Quill. The spacious bungalow features five bedrooms, on a 9300 sq.ft lot. The gourmet kitchen boasts high-end appliances alongside a walk-in pantry, while the open-concept living area with maple hardwood floors flows seamlessly to an expansive covered deck through three sets of French doors. The lower level offers additional living space with a fireplace-equipped rumpus room. Practical features include heated ceramic flooring, central A/C, high-efficiency furnace, and an oversized driveway accommodating 6+ vehicles. The professionally landscaped yard features a tranquil waterfall and southwest-facing backyard oasis. Situated in a family-friendly neighborhood known for excellent schools, with convenient access to Blue Quill Park, Community League, shopping, LRT, and major routes.

Built in 1979

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431281  |
| Price      | \$649,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,906                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 2404 113 Street |
| Area        | Edmonton        |
| Subdivision | Blue Quill      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 4Y5         |

### **Amenities**

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

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick  |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

Date Listed April 17th, 2025

Days on Market 6

Zoning Zone 16

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