

\$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 6

Zoning Zone 16

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