

## \$874,000 - 2811 125 Street, Edmonton

MLS® #E4445449

**\$874,000**

4 Bedroom, 4.00 Bathroom, 2,385 sqft

Single Family on 0.00 Acres

Blue Quill Estates, Edmonton, AB

Welcome to this cherished, forty-five-year-owned home in prestigious Blue Quill Estates - ideally located directly across from the park, and Whitemud Nature Reserve. The park holds special meaning, having been named in honor of the homeowner's contributions to Human Rights and the community. Immaculately maintained and full of pride of ownership, this home features a spacious primary bedroom with walk-in closet and ensuite, two additional fabulous-sized bedrooms upstairs, and a main-floor bedroom with ensuite. Numerous updates over the years include concrete and landscaping (16), shingles (17), kitchen and appliances (17), and newer furnace and central AC. While move-in ready, the home also presents an exciting opportunity for the next owner to add their personal touch. Just minutes from the Derrick Golf & Winter Club, top-rated schools, and with easy access to the University of Alberta and downtown. A rare chance to become part of a beloved neighborhood and continue the legacy of this exceptional home.

Built in 1977

### Essential Information

MLS® # E4445449

Price \$874,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,385                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2811 125 Street    |
| Area        | Edmonton           |
| Subdivision | Blue Quill Estates |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 4G3            |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Dance Floor, Detectors Smoke, No Animal Home, No Smoking Home, Wet Bar |
| Parking Spaces | 6                                                                                       |
| Parking        | Double Garage Attached, Heated                                                          |

### Interior

|                   |                                                                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler, Curtains and Blinds, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                                         |
| Fireplaces        | Brick Facing, Mantel                                                                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                                                                                              |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                             |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Park/Reserve, Treed Lot |
| Roof              | Asphalt Shingles                                                        |
| Construction      | Wood, Brick                                                             |
| Foundation        | Concrete Perimeter                                                      |

### **School Information**

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 74             |
| Zoning         | Zone 16        |

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Listing information last updated on September 15th, 2025 at 2:47am MDT