

## \$249,900 - 12068 25 Avenue, Edmonton

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MLS® #E4430344

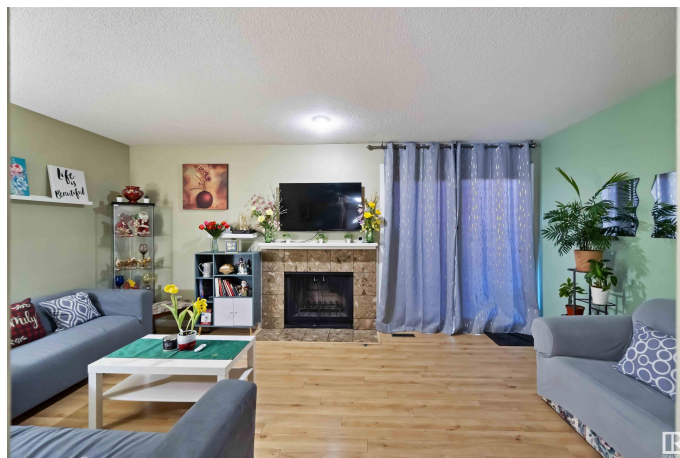
**\$249,900**

3 Bedroom, 1.50 Bathroom, 1,023 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill Estates, Edmonton, AB

Welcome to this charming 3-bedroom, 1.5-bath townhouse in the mature and highly sought-after community of Blue Quill Estates. Surrounded by tree-lined streets and just minutes from the Whitemud Creek Ravine, this home offers a perfect balance of nature and convenience. Located in a well-managed complex with recent upgrades including new roofs, this unit features a cozy living room with a fireplace, a fully finished basement for extra living space, and a newer furnace for added comfort. The main floor offers a bright, functional layout, while upstairs you'll find three spacious bedrooms and a full bath. Step outside to your fully fenced backyard—ideal for relaxing, entertaining, or letting pets play. With a surface parking stall and plenty of visitor parking, this home checks all the boxes. Perfect as a starter home or investment property, and close to schools, parks, shopping, and transit—this is a move-in ready opportunity in a location you'll love.



Built in 1978

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4430344  |
| Price     | \$249,900 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |

|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,023             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 12068 25 Avenue    |
| Area        | Edmonton           |
| Subdivision | Blue Quill Estates |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 4L3            |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Detectors Smoke, No Smoking Home, Parking-Extra, Parking-Plug-Ins |
| Parking   | Stall  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Masonry  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Vegetable Garden |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 16          |
| Condo Fee      | \$435            |

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Listing information last updated on April 30th, 2025 at 7:47pm MDT