

\$479,000 - 11611 24 Avenue, Edmonton

MLS® #E4423605

\$479,000

3 Bedroom, 2.50 Bathroom, 2,055 sqft
Single Family on 0.00 Acres

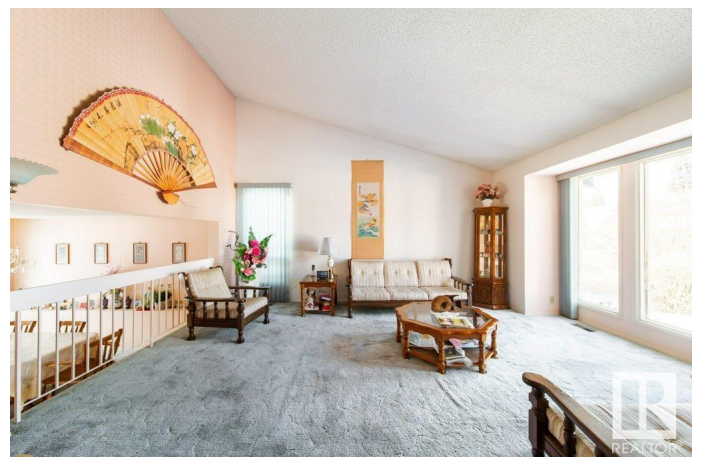
Blue Quill, Edmonton, AB

Time to make your own memories! Unbeatable price. Large lot 59 ft wide. Potential for 2 lots. Blue Quill large home for the growing family and close to the best schools in Edmonton. Over 2,054 sf above grade. Open floor plan. Lots of sunshine with south facing yard and in quiet crescent. 3 Bedroom + 3 baths. Main floor Den and Laundry Room. Direct access into garage from inside the house. Kitchen with Breakfast Nook next to large Dining Room open to Deck. Huge Family Room with beautiful Fireplace and another set of patio doors open to another deck. Master bedroom with 4 piece Ensuite bath. Large Bedrooms. Finished Basement with spacious Recreational Room and large under storage space. Some newer windows, patio doors, appliances over the years. Hot water tank and roof shingles in 2024. Furnaces are yearly maintained by professionals. Big south facing yard include small city easement strip in the back (annual lease \$125 +GST). Long time owners, no pets, non-smokers. Excellent neighbors and area.

Built in 1978

Essential Information

MLS® #	E4423605
Price	\$479,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,055
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	11611 24 Avenue
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3R6

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Fresh Air, Mantel
Stories	4
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

School Information

Elementary	Sweet Grass, St.Teresa
Middle	Vernon Barford, St.Laurent
High	H.Ainlay, L.St.Laurent

Additional Information

Date Listed	March 1st, 2025
Days on Market	13
Zoning	Zone 16

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Listing information last updated on March 14th, 2025 at 9:32am MDT