

## \$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                26  
Zoning                      Zone 16

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