

\$465,000 - 12125 25 Avenue, Edmonton

MLS® #E4447730

\$465,000

4 Bedroom, 2.50 Bathroom, 1,995 sqft

Single Family on 0.00 Acres

Blue Quill Estates, Edmonton, AB

MASSIVE PRICE REDUCTION FOR QUICK SALE! Welcome to this fabulous 4 bedrooms, 2 storey home situated on the quiet cul-de-sac in the heart of prestigious Blue Quill Estate, family friendly neighbourhood & TOP SCHOOLS! Main floor greets you w bright living room c/w newer vinyl plank floorings throughout. Kitchen w L-shape counter adjacent to family room features cozy fireplace, patio doors to deck, large landscaped & fenced yard, making it ideal for entertaining & outdoor activities. Convenient main floor rough-in laundry area, 1/2 bathroom, den room, perfect for focused or quiet work time. Upper floor staircase offers high ceiling with skylight brings in lots of natural lightings. FOUR sizable bedrooms, loft & a 4 piece bathroom. King-sized master bedroom boasts a 4 piece ensuite. Double attached garage. Carpet free home! Only minutes to park, playground, Whitemud ravine walking trails, Whitemud, Edm South Common, Derrick golf club, top rated schools & all amenities. Quick poss avail. Great family home!

Built in 1979

Essential Information

MLS® # E4447730

Price \$465,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,995
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	12125 25 Avenue
Area	Edmonton
Subdivision	Blue Quill Estates
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4S7

Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	St Teresa/St Stanislaus
Middle	Vernon Barford
High	Harry Ainlay

Additional Information

Date Listed	July 14th, 2025
Days on Market	31
Zoning	Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 14th, 2025 at 1:03pm MDT