

## \$229,900 - 12138 25 Avenue, Edmonton

MLS® #E4440179

**\$229,900**

3 Bedroom, 1.50 Bathroom, 1,056 sqft  
Condo / Townhouse on 0.00 Acres

Blue Quill Estates, Edmonton, AB

Welcome to Lockhart Gardens! This well-maintained 1,150 sq. ft. townhome offers a prime location backing onto a large green space and playgroundâ€”perfect for families, pet owners, or those seeking a peaceful setting. Step inside to a functional and inviting layout featuring a U-shaped kitchen that flows into the dining area, a cozy living room with a fireplace, and patio doors leading to your private outdoor spaceâ€”ideal for relaxing or bird watching. The main floor also includes a convenient half-bathroom and a private storage area. Upstairs, you'll find three comfortable bedrooms and a full bathroom, offering ample space for a growing family or home office needs. Additional features: 2 pets allowed (with board approval). Energized parking stall directly in front of the unit. Additional parking stalls available for rent through the board. High efficiency furnace. Excellent long-term tenant in place and willing to stayâ€”great opportunity for investors!

Built in 1978

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4440179  |
| Price     | \$229,900 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,056             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 12138 25 Avenue    |
| Area        | Edmonton           |
| Subdivision | Blue Quill Estates |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 4L4            |

### Amenities

|           |   |
|-----------|---|
| Amenities | No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor |
| Parking   | Stall   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Hardie Board Siding, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles   |

Construction Wood, Hardie Board Siding, \$  
Foundation Concrete Perimeter



**Additional Information**

Date Listed June 3rd, 2025  
Days on Market 4  
Zoning Zone 16  
Condo Fee \$435

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