

## \$949,900 - 12416 29a Avenue, Edmonton

MLS® #E4445093

**\$949,900**

5 Bedroom, 3.00 Bathroom, 2,236 sqft

Single Family on 0.00 Acres

Blue Quill Estates, Edmonton, AB

### SPECTACULAR IN BLUE QUILL ESTATES!

Amazing opportunity in this very desirable neighborhood! This gorgeous and meticulous Ace Lange built (original owner) bungalow offers 4200+ sqft of total living space, sits upon a beautiful 9400+ sqft lot, and is backing a lush green space. The sprawling main floor features a very welcoming entrance, huge family room, formal dining area, large kitchen w/s.s. appliances, living area w/fireplace, and soaring vaulted ceilings throughout. Spacious primary suite w/renovated 5-pc ensuite, 2 additional bedrooms, additional 4-pc bath, and laundry/mudroom. The lower level offers an enormous rec area, 2 bedrooms, 4-pc bath, and huge storage/work space. Other features include: newer roof, some windows, furnace, HWT, sunroom, and oversized garage.

Located close to great schools (Westbrook/Vernon Barford), the Derrick Club, and steps to Whitemud Creek Ravine. Truly a great home!

Built in 1988

### Essential Information

MLS® #	E4445093
Price	\$949,900
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	2,236
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12416 29a Avenue
Area	Edmonton
Subdivision	Blue Quill Estates
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6C6

### **Amenities**

Amenities	Air Conditioner, No Animal Home, No Smoking Home, Sprinkler Sys-Underground, Sunroom, Vaulted Ceiling
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Westbrook
Middle	Vernon Barford
High	Harry Ainlay

### **Additional Information**

Date Listed	June 30th, 2025
Days on Market	3
Zoning	Zone 16

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