

## \$899,900 - 12412 28 Avenue, Edmonton

MLS® #E4459368

**\$899,900**

4 Bedroom, 3.50 Bathroom, 2,600 sqft

Single Family on 0.00 Acres

Blue Quill Estates, Edmonton, AB

Tucked away in a private cul-de-sac in wonderful Blue Quill Estates, this immaculately maintained original-owner bungalow sits on an expansive 11,409 sq ft pie lot with a beautifully landscaped yard and mature fruit trees.

Vaulted ceilings and pristine hardwood floors highlight the bright front living room filled with natural light. The central kitchen with Thermador gas range offers abundant space for family meals and entertaining, flowing into a welcoming family room and a separate office with peaceful backyard views. The spacious primary suite features a walk-in closet and 4-piece ensuite. Three additional bedrooms, a 5-piece bath, 2-piece bath, and convenient main-floor laundry complete the level. The lower level offers 9-ft ceilings, an additional bedroom, 3-piece bath, three storage rooms, and a massive undeveloped area ready for your design ideas. Updates include roof (2016), A/C (2022), and furnaces (2023 & 2010). A rare opportunity to enjoy a cherished home in a private setting with room to grow.

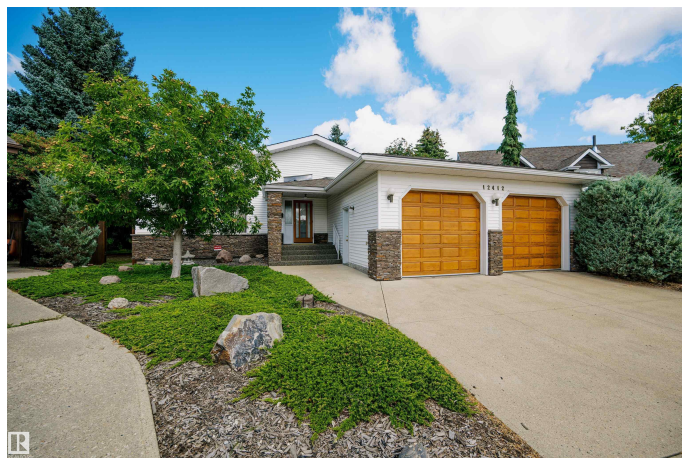
Built in 1987

### Essential Information

MLS® # E4459368

Price \$899,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,600
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12412 28 Avenue
Area	Edmonton
Subdivision	Blue Quill Estates
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4E4

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Skylight, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Freezer, Hood Fan, Oven-Built-In, Storage Shed, Stove-Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Granite Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Westbrook
Middle	Vernon Barford
High	Harry Ainlay

### **Additional Information**

Date Listed	September 25th, 2025
Days on Market	1
Zoning	Zone 16

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Listing information last updated on September 26th, 2025 at 4:02am MDT