

## \$249,900 - 12068 25 Avenue, Edmonton

MLS® #E4430344

**\$249,900**

3 Bedroom, 1.50 Bathroom, 1,023 sqft  
Condo / Townhouse on 0.00 Acres

Blue Quill Estates, Edmonton, AB

Welcome to this charming 3-bedroom, 1.5-bath townhouse in the mature and highly sought-after community of Blue Quill Estates. Surrounded by tree-lined streets and just minutes from the Whitemud Creek Ravine, this home offers a perfect balance of nature and convenience. Located in a well-managed complex with recent upgrades including new roofs, this unit features a cozy living room with a fireplace, a fully finished basement for extra living space, and a newer furnace for added comfort. The main floor offers a bright, functional layout, while upstairs you'll find three spacious bedrooms and a full bath. Step outside to your fully fenced backyard—ideal for relaxing, entertaining, or letting pets play. With a surface parking stall and plenty of visitor parking, this home checks all the boxes. Perfect as a starter home or investment property, and close to schools, parks, shopping, and transit—this is a move-in ready opportunity in a location you'll love.

Built in 1978

### Essential Information

MLS® #	E4430344
Price	\$249,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,023
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	12068 25 Avenue
Area	Edmonton
Subdivision	Blue Quill Estates
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4L3

### Amenities

Amenities	On Street Parking, Detectors Smoke, No Smoking Home, Parking-Extra, Parking-Plug-Ins
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Masonry
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Vegetable Garden

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	18
Zoning	Zone 16
Condo Fee	\$435

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 April 29th, 2025 at 12:02pm MDT