

## \$600,000 - 11520 24 Avenue, Edmonton

MLS® #E4432641

**\$600,000**

3 Bedroom, 3.00 Bathroom, 1,574 sqft

Single Family on 0.00 Acres

Blue Quill, Edmonton, AB

Welcome to this immaculate & beautifully maintained 1573 sq ft bungalow in the highly sought-after family community of Blue Quill. Nestled on a spacious 6,598 sq ft lot in a quiet cul-de-sac, this home offers comfort, functionality, & timeless charm. As you step inside, youâ€™re welcomed by a flowing living room & dining area, perfect for hosting and everyday living. The living room and cozy family room are connected by a stunning Tyndall stone, two-way wood-burning fireplace, creating a warm and inviting atmosphere throughout. The main floor also features a dedicated office with built-in desk, shelving, & cabinetry, a four-piece main bath, & a generously sized 2nd bedroom. The primary suite is a true retreat, complete with ample built-in wardrobes, dressers, & a private 3pc ensuite. A convenient side entrance leads to the basement, where youâ€™ll find a workshop, laundry room, rec room with wood-burning fireplace, cold room, a 3pc bath, & a large bdrm, ideal for guests. \*Shingles 2022 \*All bathrooms reno'd

Built in 1977

### Essential Information

MLS® # E4432641

Price \$600,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,574
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11520 24 Avenue
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3R7

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home, Skylight
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garburator, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Metal
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

**School Information**

Elementary	St. Theresa's Catholic
High	Harry Ainley

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	1
Zoning	Zone 16

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Listing information last updated on April 25th, 2025 at 12:47pm MDT