

## \$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 | 7                |
| Zoning         | Zone 16          |

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 May 1st, 2025 at 8:32pm MDT