

## \$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

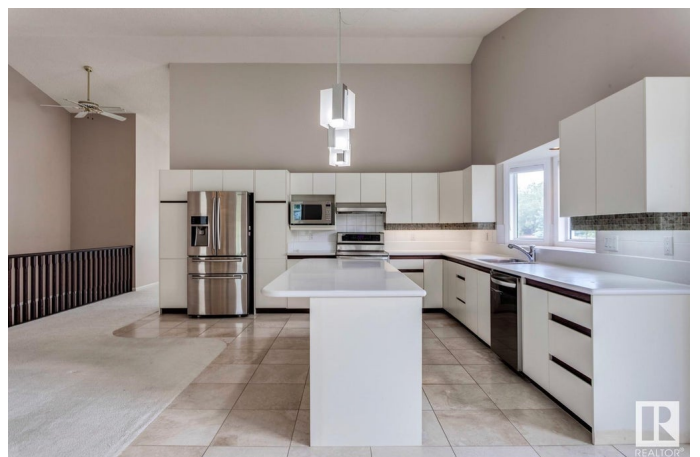
### Essential Information

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 | 40              |
| Zoning         | Zone 16         |

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Listing information last updated on August 9th, 2025 at 7:02pm MDT