

## \$799,800 - 12410 28a Avenue, Edmonton

MLS® #E4443587

**\$799,800**

5 Bedroom, 4.00 Bathroom, 2,087 sqft

Single Family on 0.00 Acres

Blue Quill Estates, Edmonton, AB

A truly rare opportunity! Homes don't come up often in Blue Quill Estates, and this could be your chance to grab this special Show Stopper! Steps from the ravine and minutes from the Derrick Golf and Winter Club, together with perfect access to arterial routes for quick commutes. This beautiful, custom-built, unique, and meticulously maintained home is guaranteed to wow and impress your friends & family! It starts with a warm, inviting, and spacious entrance, and your eyes are drawn immediately to an amazing stone fireplace in the cozy Family Room off the kitchen, with a bonus wet bar. So much flexibility with 4 bedrooms above grade (or 3 + main floor den), 4 bathrooms, and a TRIPLE ATTACHED GARAGE + RV parking for the toys! Fully developed basement with a relaxing large sauna (operational), many upgrades including: hardwood, porcelain and ceramic flooring, huge Pella windows letting in endless natural light, impressive landscapingâ€”and the list goes on and on! Don't miss this one!

Built in 1978

### Essential Information

MLS® # E4443587

Price \$799,800



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,087
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	12410 28a Avenue
Area	Edmonton
Subdivision	Blue Quill Estates
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4E1

### **Amenities**

Amenities	Air Conditioner, Wet Bar, See Remarks
Parking	Insulated, RV Parking, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Landscaped, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	2
Zoning	Zone 16

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