

## \$255,000 - 12070 25 Avenue, Edmonton

MLS® #E4452390

**\$255,000**

3 Bedroom, 1.50 Bathroom, 1,103 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill Estates, Edmonton, AB

Welcome to this charming end-unit townhouse in Blue Quill, where comfort meets convenience. The main floor invites you in with a bright kitchen that flows easily into the dining area, perfect for weeknight dinners or weekend brunch. The living room offers a cozy retreat with rich hardwood flooring and a beautiful stone finished fireplace, creating the ideal spot to relax or entertain, with a handy half bathroom nearby. Upstairs, three well-sized bedrooms and a full bathroom provide a peaceful space for rest and privacy. The unfinished basement is ready for your vision, whether you need extra storage, a home gym, or a future rec room. Your private backyard is beautifully landscaped, offering a quiet escape for morning coffee or summer barbecues. Visitor parking is close at hand, and with Century Park transit, parks, shopping, and the Whitemud Creek Ravine just minutes away, this home makes it easy to enjoy both nature and city living.

Built in 1978

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452390  |
| Price     | \$255,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,103             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 12070 25 Avenue    |
| Area        | Edmonton           |
| Subdivision | Blue Quill Estates |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 4L3            |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Hot Water Natural Gas, Parking-Plug-Ins, Parking-Visitor |
| Parking   | Stall                                                                     |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Fireplace    | Yes                                                              |
| Fireplaces   | Stone Facing                                                     |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Unfinished                                                 |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                               |
| Exterior Features | Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Stucco                                                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 11th, 2025  
Days on Market                10  
Zoning                              Zone 16  
Condo Fee                        \$435



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