

## \$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 | 4               |
| Zoning         | Zone 16         |

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Listing information last updated on June 24th, 2025 at 7:32pm MDT