

## \$874,000 - 2811 125 Street, Edmonton

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MLS® #E4445449

**\$874,000**

4 Bedroom, 4.00 Bathroom, 2,385 sqft

Single Family on 0.00 Acres

Blue Quill Estates, Edmonton, AB

Welcome to this cherished, forty-five-year-owned home in prestigious Blue Quill Estates - ideally located directly across from the park, and Whitemud Nature Reserve. The park holds special meaning, having been named in honor of the homeowner's contributions to Human Rights and the community. Immaculately maintained and full of pride of ownership, this home features a spacious primary bedroom with walk-in closet and ensuite, two additional fabulous-sized bedrooms upstairs, and a main-floor bedroom with ensuite. Numerous updates over the years include concrete and landscaping (16), shingles (17), kitchen and appliances (17), and newer furnace and central AC. While move-in ready, the home also presents an exciting opportunity for the next owner to add their personal touch. Just minutes from the Derrick Golf & Winter Club, top-rated schools, and with easy access to the University of Alberta and downtown. A rare chance to become part of a beloved neighborhood and continue the legacy of this exceptional home.

Built in 1977

### Essential Information

MLS® # E4445449

Price \$874,000



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,385
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2811 125 Street
Area	Edmonton
Subdivision	Blue Quill Estates
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4G3

### Amenities

Amenities	Air Conditioner, Dance Floor, Detectors Smoke, No Animal Home, No Smoking Home, Wet Bar
Parking Spaces	6
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Park/Reserve, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **School Information**

Elementary	Westbrook
Middle	Vernon Barford
High	Harry Ainlay

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	56
Zoning	Zone 16

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