



Edmonton

11220 23A AV NW

Blue Quill

T6J 4X7

LP:

SP:

\$589,900

M

Listing ID #

E4507190

Building Type

Detached Single Family

Style

2 Storey

Year Built

1980

Full Baths

3

Half Baths

1

Total Baths

3.1

Tot Flr AG SqFt

1,959.05

Sold Date

Bedrooms Above

Bedrooms Total

Basement

Basement Dev

Tot Flr AG SqM

3

4

Full

Fully Finished

182.00

ACTIVE

Spacious 2-storey home in desirable Blue Quill with an oversized double attached garage & brand-new roof! The main floor offers a bright living room with a large window, dining room & large kitchen with stainless steel appliances, loads of cupboard & counter space & plenty of room for everyday living. Step down to the sunken family room with hardwood flooring & a striking gas fireplace with stone extending to the ceiling. A 2pc bath & laundry room conveniently located at the back entrance complete the main floor. Upstairs, the very spacious primary bedroom features a beautifully renovated 3pc ensuite. Two additional bedrooms & a 4pc main bathroom complete the upper level. The fully finished lower level offers a large family room, office/flex space, an additional bedroom & a 4pc bathroom. Outside, enjoy the backyard which features mature trees, a deck & patio area, storage shed & garden beds. A wonderful family home offering plenty of space inside & out in an established neighbourhood!

Directions

Living Room	M	Bedroom 3	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	M	Bedroom 4	B	1	2	M	No	Main		
Kitchen	M	Flex Space	B	2	3	U	Yes	Upper		
Family Room	M	Laundry Room	M	3	4	B	No	Above Grd		
Den		Second Family	B	4	4	U	No	Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	U			6				Tot Flr AG	182.00	1,959.05
Bedroom 2	U			7				# Finished	3	

Heat Source

Natural Gas

Heat Type

Forced Air-1

Foundation

Concrete

Roof Type

Asphalt Shingles

Exterior

Brick, Vinyl

Flooring

Carpet, Hardwood, Vinyl Plank

Features

Deck, Patio

Construction

Wood Frame

Basement

Full / Fully Finished

Separate Ent

2nd Suite

No

Garage Suite

Garden Suite

Lot Shape

Rectangular

Lot Size SqM

561.83

Zoning

Tax Amount

\$5,530.86 / 2025

Conform Type

Conform Year

Goods Incl

Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler

Goods Excl

Warranty

Fireplace

Yes

FP Fuel

Gas

FP Type

Stone Facing

HOA Y/N

No

HOA Fee/Schd

/

HOA Fee Incls

Site Features

Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby

Parking

Double Garage Attached

Permit By Seller

Permit

Permit

Front Exposure

South

F x D (m)

x

Road Access	Paved Driveway to House	Park Encl/Tot	/	Garage Dim	
Condo Name		Floor Location		Floor#	
Condo Fee	Fee Schedule	#Floors in Build		Elevator	
Fee Includes		Balcony/Terrace		Min Age	
		Titled Storage			
		Parking Type			
		Unit Exposure			