

## \$938,800 - 12431 29a Avenue, Edmonton

MLS® #E4447171

**\$938,800**

5 Bedroom, 3.50 Bathroom, 3,394 sqft

Single Family on 0.00 Acres

Blue Quill Estates, Edmonton, AB

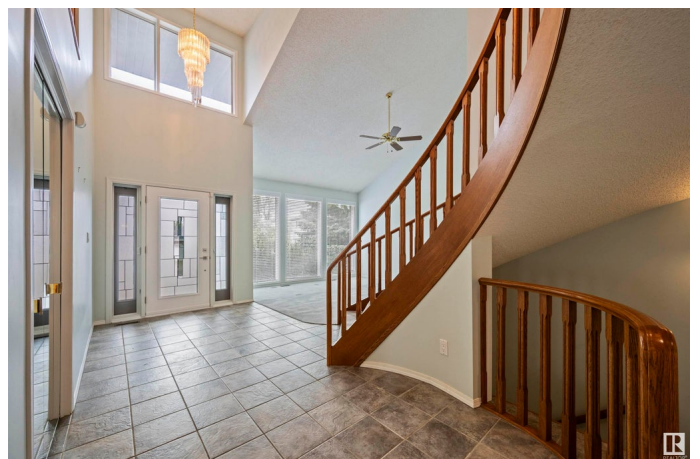
Original owner home in prestigious Blue Quill Estates, built by Ace Lange just steps from his former residence—Ace personally visited the site during construction. 3293 square ft above grade on a massive (10K sqft-plus) landscaped corner lot with enclosed paved RV parking, directly across from the off-leash park and ravine trail access. Built with 2x6 framing and double drywall. A major renovation features a chef's kitchen with Sub-Zero & Miele appliances and an open layout perfect for entertaining. Upstairs offers four large bedrooms including a stunning primary retreat with spa-like ensuite and a massive walk-in closet. The finished basement includes a fifth bedroom, bathroom and an impressive rec room ideal for family living. More recent updates include shingles, furnaces, laundry, and bathrooms. Located close to some of Edmonton's best schools, the Whitemud Creek ravine, and the Derrick Golf & Winter Club. A rare opportunity to own a legacy property in one of Edmonton's most sought-after communities.

Built in 1987

### Essential Information

MLS® # E4447171

Price \$938,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,394                  |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 12431 29a Avenue   |
| Area        | Edmonton           |
| Subdivision | Blue Quill Estates |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 6C8            |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Exterior Walls- 2"x6", R.V. Storage, 9 ft. Basement Ceiling |
| Parking Spaces | 8                                                                                               |
| Parking        | Double Garage Attached                                                                          |

### Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, Oven Built-In-Two, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                    |
| Fireplaces        | Brass Surround, Double Sided                                                                                                                                                                           |
| Stories           | 3                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                                         |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                              |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Stone, Vinyl                                                                                              |
| Foundation        | Concrete Perimeter                                                                                              |

### **School Information**

|            |                |
|------------|----------------|
| Elementary | Westbrook      |
| Middle     | Vernon Barford |
| High       | Harry Ainlay   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 40              |
| Zoning         | Zone 16         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 20th, 2025 at 2:17pm MDT