# \$1,850,000 - 2 Blue Quill Point(e), Edmonton

MLS® #E4427488

## \$1,850,000

6 Bedroom, 3.50 Bathroom, 3,626 sqft Single Family on 0.00 Acres

Blue Quill Estates, Edmonton, AB

Tucked away in an exclusive cul-de-sac in Blue Quill Estates, this original home is offered publicly for the first time, blending contemporary luxury & natural tranquility. With over 3,500 sq. ft. of above-grade living space, it backs onto Whitemud Creek Ravine, with expansive windows showcasing breathtaking views of the professionally landscaped backyard. Designed for both family living & entertaining, it features 4+2 bedrooms, 3.5 baths, & a chef's kitchen with white cabinetry, granite counters, & premium appliances. The adjacent breakfast nook, with a built-in desk, overlooks the lush backyard. The main floor primary suite is a private retreat with a walk-out deck, W/I closet, & spa-like ensuite with a soaking tub & glass-enclosed shower. The FF basement includes a private theatre, cedar wine cellar, sprawling rec space, bedroom, & full bathâ€"perfect for guests or relaxation. Situated on a stunning corner lot with a triple attached garage, minutes from the Derrick Golf Club & steps from the ravine.







Built in 1989

## **Essential Information**

MLS® # E4427488 Price \$1,850,000 Bedrooms 6

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 3,626

Acres 0.00

Year Built 1989

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 2 Blue Quill Point(e)

Area Edmonton

Subdivision Blue Quill Estates

City Edmonton
County ALBERTA

Province AB

Postal Code T6J 6C6

### **Amenities**

Amenities On Street Parking, Air Conditioner, Closet Organizers, Deck, Vaulted

Ceiling, Wall Unit-Built-In

Parking Spaces 5

Parking Front Drive Access, Triple Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer,

Window Coverings, Wine/Beverage Cooler, Oven Built-In-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site,

Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation,

Schools, Shopping Nearby

Roof Tar & T

Construction Wood, Stucco

Foundation Concrete Perimeter

### **School Information**

Elementary Westbrook/St Teresa

Middle Vernon Barford

High Harry Ainlay

### **Additional Information**

Date Listed March 26th, 2025

Days on Market 8

Zoning Zone 16

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