

## \$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

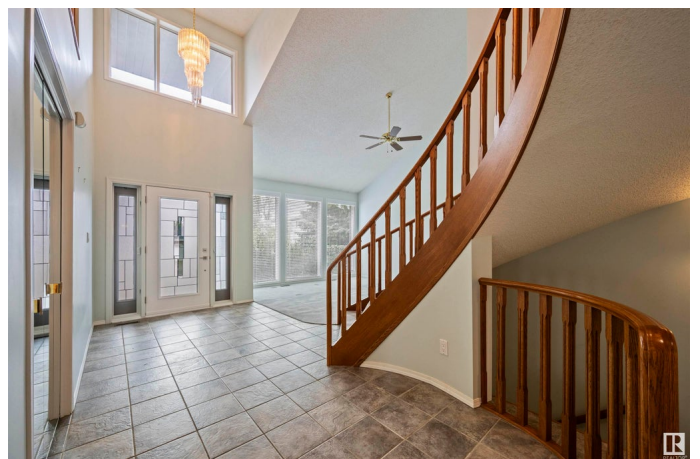
Original owner home in prestigious Blue Quill Estates, built by Ace Lange just steps from his former residence—Ace personally visited the site during construction. 3293 square ft above grade on a massive (10K sqft-plus) landscaped corner lot with enclosed paved RV parking, directly across from the off-leash 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	31
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 11th, 2025 at 8:17pm MDT