

## \$649,000 - 2404 113 Street, Edmonton

MLS® #E4431281

**\$649,000**

5 Bedroom, 2.50 Bathroom, 1,906 sqft

Single Family on 0.00 Acres

Blue Quill, Edmonton, AB

Prime Investment Opportunity in Blue Quill. The spacious bungalow features five bedrooms, on a 9300 sq.ft lot. The gourmet kitchen boasts high-end appliances alongside a walk-in pantry, while the open-concept living area with maple hardwood floors flows seamlessly to an expansive covered deck through three sets of French doors. The lower level offers additional living space with a fireplace-equipped rumpus room. Practical features include heated ceramic flooring, central A/C, high-efficiency furnace, and an oversized driveway accommodating 6+ vehicles. The professionally landscaped yard features a tranquil waterfall and southwest-facing backyard oasis. Situated in a family-friendly neighborhood known for excellent schools, with convenient access to Blue Quill Park, Community League, shopping, LRT, and major routes.

Built in 1979

### Essential Information

MLS® #	E4431281
Price	\$649,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,906
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	2404 113 Street
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4Y5

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 17th, 2025

Days on Market 15

Zoning Zone 16

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