

## \$569,999 - 11728 28 Avenue, Edmonton

MLS® #E4445518

**\$569,999**

3 Bedroom, 3.00 Bathroom, 2,053 sqft

Single Family on 0.00 Acres

Blue Quill, Edmonton, AB

Welcome to this beautifully updated 2-storey home in the sought-after neighbourhood of Blue Quill! Situated on an expansive corner lot, this southern facing 2,052 sqft home offers 3 bedrooms, 4 bathrooms, and incredible family-friendly living close to schools, daycares, and easy access to Edmonton's multi-use pathways and river valley network. Enjoy the warmth of two gas fireplaces—one in the bright formal living room, the other in the cozy family room. The main and upper levels feature hardwood floors, updated tile and trim work. The kitchen opens to a spacious dining area, perfect for entertaining. Upstairs you'll find 3 generous bedrooms, including a primary with 3pc ensuite, plus an office. The finished basement includes a large rec room, den, 2pc bath, and storage. Additional upgrades include majority of windows replaced, new hot water tank, and new fencing. The fully fenced yard boasts a large deck with gas BBQ hookup—ideal for outdoor living!

Built in 1976

### Essential Information

MLS® #	E4445518
Price	\$569,999
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	2
Square Footage	2,053
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11728 28 Avenue
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3P2

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Sweet Grass School
Middle	Vernon Barford School
High	Harry Ainlay High School

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	11
Zoning	Zone 16

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