

\$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 60

Zoning Zone 16

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