

\$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 | 8 |
| Zoning | Zone 16 |

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