

\$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

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 June 16th, 2025 at 1:47pm MDT