

## \$1,850,000 - 2 Blue Quill Point(e), Edmonton

MLS® #E4427488

**\$1,850,000**

6 Bedroom, 3.50 Bathroom, 3,626 sqft

Single Family on 0.00 Acres

Blue Quill Estates, Edmonton, AB

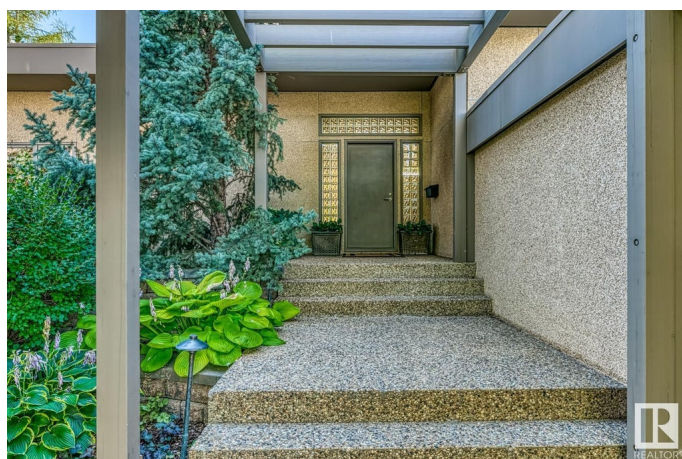
Tucked away in an exclusive cul-de-sac in Blue Quill Estates, this original home is offered publicly for the first time, blending contemporary luxury & natural tranquility. With over 3,500 sq. ft. of above-grade living space, it backs onto Whitemud Creek Ravine, with expansive windows showcasing breathtaking views of the professionally landscaped backyard. Designed for both family living & entertaining, it features 4+2 bedrooms, 3.5 baths, & a chef's kitchen with white cabinetry, Corian counters, & premium appliances. The adjacent breakfast nook, with a built-in desk, overlooks the lush backyard. The main floor primary suite is a private retreat with a walk-out deck, W/I closet, & spa-like ensuite with a soaking tub & glass-enclosed shower. The FF basement includes a private theatre, cedar wine cellar, sprawling rec space, bedroom, & full bath—perfect for guests or relaxation. Situated on a stunning corner lot with a triple attached garage, minutes from the Derrick Golf Club & steps from the ravine.

Built in 1989

### Essential Information

MLS® # E4427488

Price \$1,850,000



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,626
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2 Blue Quill Point(e)
Area	Edmonton
Subdivision	Blue Quill Estates
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6C6

### Amenities

Amenities	On Street Parking, Air Conditioner, Closet Organizers, Deck, Vaulted Ceiling, Wall Unit-Built-In
Parking Spaces	5
Parking	Front Drive Access, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Oven Built-In-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Westbrook/St Teresa
Middle	Vernon Barford
High	Harry Ainlay

### Additional Information

Date Listed	March 26th, 2025
Days on Market	23
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 April 18th, 2025 at 2:17pm MDT