

# \$838,000 - 53 Blue Quill Crescent, Edmonton

MLS® #E4461918

## \$838,000

5 Bedroom, 3.00 Bathroom, 2,970 sqft  
Single Family on 0.00 Acres

Blue Quill Estates, Edmonton, AB

Blue Quill Estates Gem! Ace Lange’s built two-storey estate home featuring a spacious 1,800 sq. ft. main floor – an entertainer’s dream. Over the years, this house has undergone many impressive upgrades. The stunning backyard is a private oasis bordering green space and walking trails, with a large setback from neighbouring Westbrook Drive. Recent upgrades include A/C, a heated garage, triple-pane windows and exterior doors, leaf-filter gutters, an inground sprinkler system, a clay-tile roof, low-maintenance decking, fencing, updated landscaping, and fully renovated bathrooms. The main-floor den can easily be converted into a bedroom. The property is located close to the Derrick Golf & Winter Club, Westbrook Elementary, and Vernon Barford Jr. High School.

Built in 1985

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461918  |
| Price          | \$838,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,970     |
| Acres          | 0.00      |
| Year Built     | 1985      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 53 Blue Quill Crescent |
| Area        | Edmonton               |
| Subdivision | Blue Quill Estates     |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6J 6C5                |

### **Amenities**

|           |                                |
|-----------|--------------------------------|
| Amenities | Air Conditioner                |
| Parking   | Double Garage Attached, Heated |

### **Interior**

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-2, Natural Gas                                                                                             |
| Fireplace         | Yes                                                                                                                   |
| Fireplaces        | Marble Surround                                                                                                       |
| Stories           | 2                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Partial, Partially Finished                                                                                           |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, Stucco          |
| Exterior Features | Backs Onto Park/Trees |
| Roof              | Clay Tile             |
| Construction      | Wood, Stucco          |
| Foundation        | Concrete Perimeter    |

### **School Information**

|            |                |
|------------|----------------|
| Elementary | Westbrook      |
| Middle     | Vernon Barford |

High Harry Ainley

### **Additional Information**

Date Listed October 13th, 2025

Days on Market 22

Zoning Zone 16

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