

Courtesy Of Kaitlyn A Gottlieb Of Real Broker

## \$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

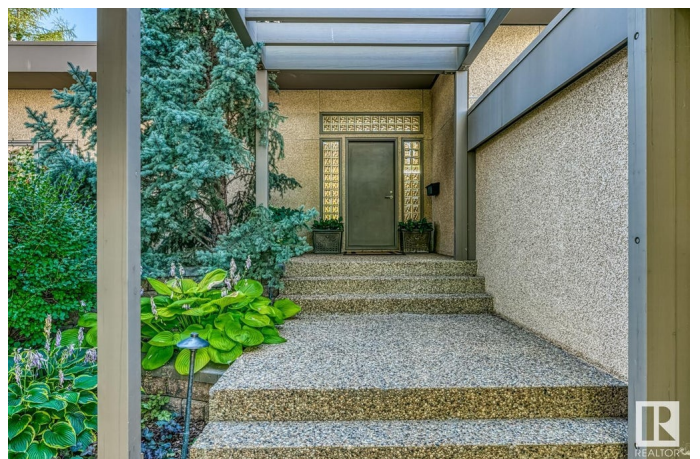
Blue Quill Estates, Edmonton, AB

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, granite 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 | 9                |
| Zoning         | Zone 16          |

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Listing information last updated on April 4th, 2025 at 1:02pm MDT