

## \$919,000 - 2305 111a Street, Edmonton

MLS® #E4442239

**\$919,000**

6 Bedroom, 6.00 Bathroom, 3,054 sqft

Single Family on 0.00 Acres

Blue Quill, Edmonton, AB

Welcome home to this fully renovated dream home in the heart of Blue Quill, situated on a massive pie-shaped lot! Just minutes from Century Park LRT, shopping, schools, and parks, this home truly has it all. Step inside to custom tile feature walls, rich hardwood floors, and a chef's kitchen complete with a huge island, gas range with hood fan, wall fridge/freezer, and an abundance of storage. Enjoy the added convenience of a full SPICE kitchen and a main floor bedroom with a full ensuite. Upstairs offers 4 spacious bedrooms, 3 bathrooms, a party-sized rooftop deck, and laundry room. The luxurious primary suite features a cozy fireplace, large windows, and a spa-inspired ensuite with dual sinks, soaker tub, and rainfall shower. The fully finished basement boasts a rec room, wet bar, additional bedroom 2 bath, steam room, home gym, and extra living space. Outside, enjoy the enormous yard, extra driveway parking, and oversized heated garage.

Built in 1978

### Essential Information

MLS® #	E4442239
Price	\$919,000
Bedrooms	6
Bathrooms	6.00



Full Baths	5
Half Baths	2
Square Footage	3,054
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2305 111a Street
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4P1

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Hood Fan, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Sweet Grass
Middle	Vernon Barfield
High	Harry Ainlay

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	3
Zoning	Zone 16

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