# \$229,900 - 12138 25 Avenue, Edmonton

MLS® #E4440179

#### \$229,900

3 Bedroom, 1.50 Bathroom, 1,056 sqft Condo / Townhouse on 0.00 Acres

Blue Quill Estates, Edmonton, AB

Welcome to Lockhart Gardens! This well-maintained 1,150 sq. ft. townhome offers a prime location backing onto a large green space and playgroundâ€"perfect for families, pet owners, or those seeking a peaceful setting. Step inside to a functional and inviting layout featuring a U-shaped kitchen that flows into the dining area, a cozy living room with a fireplace, and patio doors leading to your private outdoor spaceâ€"ideal for relaxing or bird watching. The main floor also includes a convenient half-bathroom and a private storage area. Upstairs, you'll find three comfortable bedrooms and a full bathroom, offering ample space for a growing family or home office needs. Additional features: 2 pets allowed (with board approval). Energized parking stall directly in front of the unit. Additional parking stalls available for rent through the board. High efficiency furnace. Excellent long-term tenant in place and willing to stayâ€"great opportunity for investors!

Built in 1978

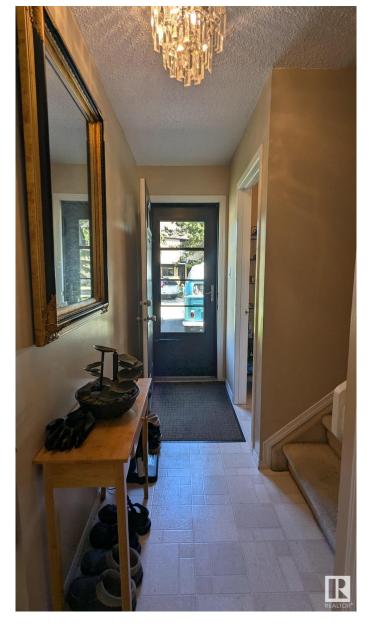
#### **Essential Information**

MLS® # E4440179 Price \$229,900

Bedrooms 3

Bathrooms 1.50





Full Baths 1
Half Baths 1

Square Footage 1,056 Acres 0.00 Year Built 1978

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 12138 25 Avenue

Area Edmonton

Subdivision Blue Quill Estates

City Edmonton
County ALBERTA

Province AB

Postal Code T6J 4L4

#### **Amenities**

Amenities No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor

Parking Stall

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel, Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stucco, Hardie Board Siding

Exterior Features Backs Onto Park/Trees, Landscaped, No Back Lane, Picnic Area,

Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby

Roof Asphalt Shingles

Construction Wood, Stucco, Hardie Board

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 3rd, 2025

Days on Market 35

Zoning Zone 16

Condo Fee \$435



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