

## \$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, Hardie Board Siding, Stucco
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, Hardie Board Siding, \$  
Foundation Concrete Perimeter

**Additional Information**

Date Listed June 3rd, 2025  
Days on Market 4  
Zoning Zone 16  
Condo Fee \$435



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