

## \$252,000 - 116 Kaskitayo Court, Edmonton

MLS® #E4441792

**\$252,000**

3 Bedroom, 1.50 Bathroom, 963 sqft

Condo / Townhouse on 0.00 Acres

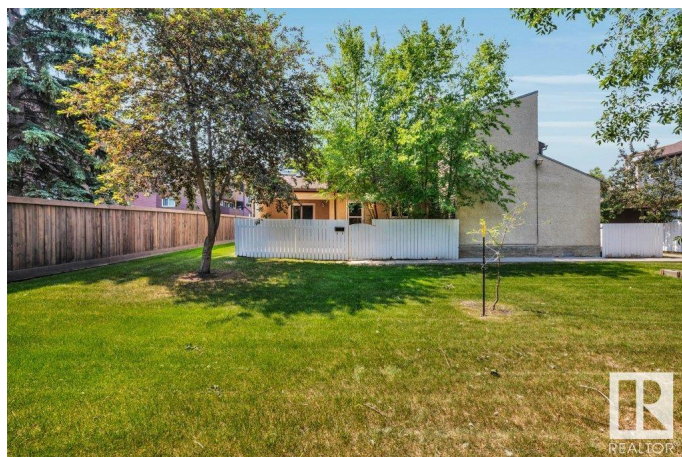
Blue Quill, Edmonton, AB

This 3-bedroom, 1.5-bath townhouse offers the \*best location in the complex\*—facing beautiful mature trees with your own private green space out front. Enjoy peace, privacy, and a true homey feel right in the heart of the south side. With a fully finished basement and fresh paint and baseboards throughout, including a freshly painted deck, this unit is move-in ready. Low condo fees, a well-managed complex, and an energized parking stall make it a smart and stress-free choice. It's the best price per square foot for the location and finished space in the area. Whether you're a first-time buyer, investor, or downsizer, this one checks all the boxes. Immediate possession available—just move in and enjoy!

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441792  |
| Price          | \$252,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 963       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1978              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 116 Kaskitayo Court |
| Area        | Edmonton            |
| Subdivision | Blue Quill          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 3T3             |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Deck, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite |
| Parking Spaces | 1                                                                        |
| Parking        | Stall                                                                    |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Stories      | 3                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Finished                                                                               |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                          |
| Exterior Features | Fenced, No Back Lane, No Through Road, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Stucco                                                          |
| Foundation        | Concrete Perimeter                                                    |

### School Information

|            |                |
|------------|----------------|
| Elementary | Sweet Grass    |
| Middle     | Vernon Barford |

High Harry Ainlay

**Additional Information**

Date Listed June 11th, 2025  
Days on Market 62  
Zoning Zone 16  
Condo Fee \$298

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