

## \$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\*â€”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. Itâ€™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 availableâ€”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 55  
Zoning Zone 16  
Condo Fee \$298

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on August 5th, 2025 at 12:03pm MDT