

## \$469,900 - 215 Blackburn Drive, Edmonton

MLS® #E4432854

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,417 sqft  
Condo / Townhouse on 0.00 Acres

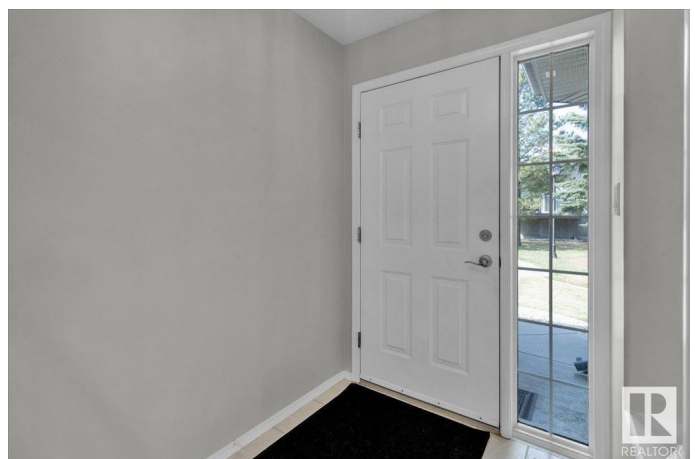
Blackburne, Edmonton, AB

Looking for a perfect new place to call home? Seller will make it more affordable by pre paying the condo fees until end of 2025. Nestled in the SW community of Blackburne this Adult 40+ complex is also pet friendly. Creekside Terrace has beautiful walking trails in Blackmud Creek Ravine. Enjoy coffee can be on your private screened composite deck. Your whole day is ahead of you knowing you donâ€™t have to mow the lawn! Snow removal is also incl so travelling in the winter is easier. There is a Party Room, Lounge & Library if you want to meet up with friends or host a family event. A robust Cable TV package is also incl in condo fees & there is a healthy reserve fund + 2 pets max 30 lbs with Board approval. This home feels fresh with plush carpets April 2025 on the finished lower level. Vaulted ceilings in living room and dining room warmed by gas fireplace, granite counter tops accent the white kitchen cabinets + main floor laundry. Heated garage with floor drain keeps your cars happy + central air!

Built in 1999

### Essential Information

MLS® #	E4432854
Price	\$469,900
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	1,417
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	215 Blackburn Drive
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1B9

### Amenities

Amenities	Air Conditioner, Deck, Recreation Room/Centre, Social Rooms, See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Humidifier-Power(Furnace), Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Cedar Shakes
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	52
Zoning	Zone 55
HOA Fees	60
HOA Fees Freq.	Annually
Condo Fee	\$700

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 June 15th, 2025 at 5:02pm MDT