

## \$295,000 - 9 211 Blackburn Drive, Edmonton

MLS® #E4434680

**\$295,000**

3 Bedroom, 2.50 Bathroom, 1,459 sqft

Condo / Townhouse on 0.00 Acres

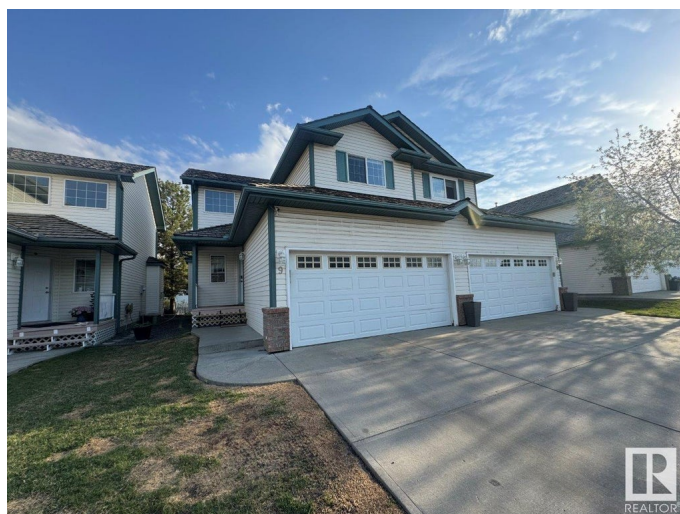
Blackburne, Edmonton, AB

2 storey, 1400 sq ft, 3 bedroom 1/2 duplex. Main level features great room concept living/dining/kitchen with gas fireplace in living room, garden door access to composite south facing deck, garage access & 2pc common bath with laundry area. Upper level hosts the primary bedroom with 4pc ensuite bath, bedrooms 2&3 and 4pc common bath. The basement is unfinished. Completing this home is a 2 car attached garage with driveway parking for 2 cars. Blackburn Ravine complex is located next to the Blackmud Creek ravine with abundant walking trails & recreation areas. Interior of this home does require substantial TLC.

Built in 1999

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4434680          |
| Price          | \$295,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,459             |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Condo / Townhouse |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9 211 Blackburn Drive |
| Area        | Edmonton              |
| Subdivision | Blackburne            |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1C8               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 4             |

|                |          |
|----------------|----------|
| Zoning         | Zone 55  |
| HOA Fees       | 72       |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$528    |

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Listing information last updated on May 10th, 2025 at 12:02am MDT