

## \$555,000 - 357 Blackburn Drive, Edmonton

MLS® #E4459987

**\$555,000**

4 Bedroom, 3.00 Bathroom, 1,224 sqft

Single Family on 0.00 Acres

Blackburne, Edmonton, AB

A beautifully finished & affordable bungalow home perfect for family/downsizing living. Impeccably maintained living space throughout featuring a gorgeous open floor plan, vaulted ceilings, gleaming maple hardwood and a professional finished basement. Main floor has two nice sized bedroom and a bright and spacious den/third bedroom, a well located & functional island kitchen w/stainless steel appliances and a nice family dining area with patio doors to a large maintenance free two-tier deck and a large yard for all family outdoor activities. Cozy living room with gas fireplace, Primary bedroom has full ensuite bath. Lower level has a gorgeous family room w/ home theatre features, 2 large bedrooms, renovated full bath w/ heated floor & a huge utilities/storage room. Other features include stucco exterior, upgraded cedar shakes, pot lights, professional finished garage, Main floor laundry w/sink & storage cabinets, garden shed & more. Nice family neighbourhood with easy access to all amenities. GREAT VALUE

Built in 1995

### Essential Information

MLS® # E4459987

Price \$555,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,224
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	357 Blackburn Drive
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1B8

### Amenities

Amenities	Deck, Detectors Smoke, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Landscaped, No Back Lane, Park/Reserve, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 29th, 2025
Days on Market	2
Zoning	Zone 55
HOA Fees	110
HOA Fees Freq.	Annually

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Listing information last updated on September 30th, 2025 at 10:02pm MDT