

\$615,000 - 109 215 Blackburn Drive, Edmonton

MLS® #E4429316

\$615,000

3 Bedroom, 3.00 Bathroom, 1,553 sqft
Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

ADULT LIVING (40+). PREMIUM LOCATION
!! Backing on Natural Reserve (Blackmud Creek) provides great access to picturesque hiking trails. Hard to find a more peaceful setting. Spacious 1550 sq. ft. very well maintained 2 BDRM BUNGALOW design end unit, with open design(vaulted ceilings) streaming natural light across Kitchen/Living/Dining areas. Island kitchen (seating for 4), with pot drawers, hardwood floors on main. Large primary suite with W/I closet and full 4 pc ensuite with jetted tub and separate shower. Bdrm #2 (flex office space) plus laundry room with sink complete main level. Fully developed WALK-OUT BASEMENT includes large rec room with gas fireplace (walk out patio doors to covered concrete patio), 3rd bedroom, Full 4 piece bath, 2 large storage areas, and mechanical room. Separate clubhouse (#108) with party rm/lounge/library area. Cable TV included in condo fees. PETS W/Board approval (max. 30 lbs. full grown)

Built in 1995

Essential Information

| | |
|----------|-----------|
| MLS® # | E4429316 |
| Price | \$615,000 |
| Bedrooms | 3 |



| | |
|----------------|-------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,553 |
| Acres | 0.00 |
| Year Built | 1995 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 109 215 Blackburn Drive |
| Area | Edmonton |
| Subdivision | Blackburne |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 1B9 |

Amenities

| | |
|-----------|--|
| Amenities | Deck, Social Rooms, Walkout Basement, Natural Gas BBQ Hookup |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Park/Reserve |
| Roof | Cedar Shakes |
| Construction | Wood, Brick, Stucco |

Foundation Concrete Perimeter

Additional Information

Date Listed April 4th, 2025

Days on Market 5

Zoning Zone 55

HOA Fees 60

HOA Fees Freq. Annually

Condo Fee \$870

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Listing information last updated on April 9th, 2025 at 5:17am MDT