

## **\$555,000 - 109 215 Blackburn Drive, Edmonton**

MLS® #E4429316

**\$555,000**

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 + 1 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. 2 PETS W/Board approval (max. 30 lbs. full grown)

Built in 1995

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4429316  |
| Price    | \$555,000 |
| 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                83  
Zoning                              Zone 55  
HOA Fees                         60  
HOA Fees Freq.                Annually  
Condo Fee                        \$870

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