

## \$590,000 - 109 215 Blackburn Drive, Edmonton

MLS® #E4429316

**\$590,000**

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 \$590,000

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

25

Zoning

Zone 55

HOA Fees

60

HOA Fees Freq.

Annually

Condo Fee

\$870

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Listing information last updated on April 29th, 2025 at 4:17am MDT