

## \$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      4

Zoning                Zone 55

HOA Fees             60

HOA Fees Freq.      Annually

Condo Fee            \$870

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Listing information last updated on April 8th, 2025 at 12:17pm MDT