

\$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 37
Zoning Zone 55
HOA Fees 60
HOA Fees Freq. Annually
Condo Fee \$870

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