

## \$410,000 - #23 64 Blackburn Drive, Edmonton

MLS® #E4427747

**\$410,000**

3 Bedroom, 3.00 Bathroom, 1,311 sqft

Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

Welcome to the Ravines of Blackburn surrounded by walking trails and nature in the desirable neighbourhood of Blackburne. This impeccably maintained 3 level split END UNIT townhouse is bright and open with plenty of natural light. The main floor full of windows has a living room featuring a gas fireplace, dining area and open kitchen (newer counter tops and stainless steel appliances) leading to your extended deck with plenty of room for entertaining. On the upper level you will find the primary bedroom with a 5 piece en-suite including Jacuzzi and walk in closet, as well as a second bedroom and a separate updated 4 piece bathroom. The fully finished basement has one bedroom, 3 piece bath, living room with gas fireplace and laundry/utility room. With a double attached garage and Central A/C this property has it all and is a must see! Many notable upgrades throughout include newer carpets, hot water tank and furnace. Located close to schools, transportation and shopping in a desirable neighbourhood.

Built in 1997

### Essential Information

MLS® # E4427747

Price \$410,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,311             |
| Acres          | 0.00              |
| Year Built     | 1997              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Level Split     |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | #23 64 Blackburn Drive |
| Area        | Edmonton               |
| Subdivision | Blackburne             |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 1C1                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Airport Nearby, Cul-De-Sac, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Cedar Shakes       |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 41               |
| Zoning         | Zone 55          |
| HOA Fees       | 72               |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$540            |

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Listing information last updated on May 7th, 2025 at 7:47am MDT