

## **\$570,000 - 109 215 Blackburn Drive, Edmonton**

MLS® #E4429316

**\$570,000**

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 \$570,000

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                41  
Zoning                              Zone 55  
HOA Fees                         60  
HOA Fees Freq.                Annually  
Condo Fee                        \$870

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