

## \$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	26
Zoning	Zone 55
HOA Fees	72
HOA Fees Freq.	Annually
Condo Fee	\$540

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Listing information last updated on April 22nd, 2025 at 9:17am MDT