

\$295,000 - 9 211 Blackburn Drive, Edmonton

MLS® #E4434680

\$295,000

3 Bedroom, 2.50 Bathroom, 1,459 sqft

Condo / Townhouse on 0.00 Acres

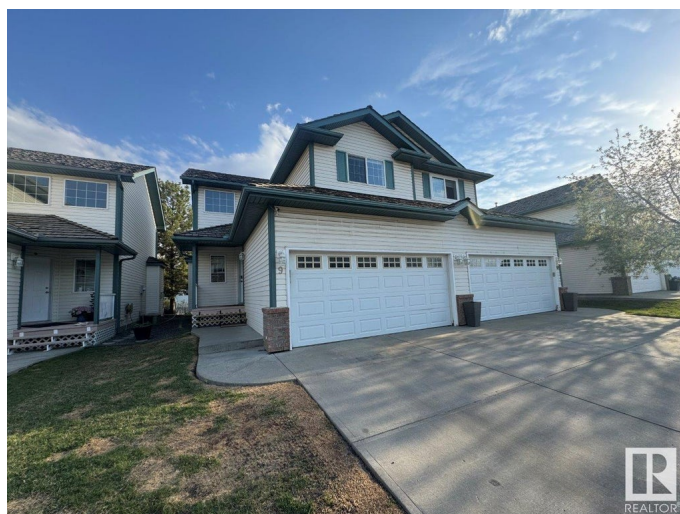
Blackburne, Edmonton, AB

2 storey, 1400 sq ft, 3 bedroom 1/2 duplex. Main level features great room concept living/dining/kitchen with gas fireplace in living room, garden door access to composite south facing deck, garage access & 2pc common bath with laundry area. Upper level hosts the primary bedroom with 4pc ensuite bath, bedrooms 2&3 and 4pc common bath. The basement is unfinished. Completing this home is a 2 car attached garage with driveway parking for 2 cars. Blackburn Ravine complex is located next to the Blackmud Creek ravine with abundant walking trails & recreation areas. Interior of this home does require substantial TLC.

Built in 1999

Essential Information

| | |
|----------------|-------------------|
| MLS® # | E4434680 |
| Price | \$295,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,459 |
| Acres | 0.00 |
| Year Built | 1999 |
| Type | Condo / Townhouse |



| | |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 9 211 Blackburn Drive |
| Area | Edmonton |
| Subdivision | Blackburne |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 1C8 |

Amenities

| | |
|----------------|------------------------|
| Amenities | See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-------------------------------------------------------------------|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 6th, 2025 |
| Days on Market | 2 |

| | |
|----------------|----------|
| Zoning | Zone 55 |
| HOA Fees | 72 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$528 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 8th, 2025 at 8:47pm MDT