# \$469,900 - 124 215 Blackburn Drive, Edmonton

MLS® #E4432854

### \$469,900

3 Bedroom, 3.00 Bathroom, 1,417 sqft Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

Looking for a perfect new place to call home? Seller will make it more affordable by pre paying the condo fees until end of 2025. Nestled in the SW community of Blackburne this Adult 40+ complex is also pet friendly. Creekside Terrace has beautiful walking trails in Blackmud Creek Ravine. Enjoy coffee can be on your private screened composite deck. Your whole day is ahead of you knowing you don't have to mow the lawn! Snow removal is also incl so travelling in the winter is easier. There is a Party Room, Lounge & Library if you want to meet up with friends or host a family event. A robust Cable TV package is also incl in condo fees & there is a healthy reserve fund + 2 pets max 30 lbs with Board approval. This home feels fresh with plush carpets April 2025 on the finished lower level. Vaulted ceilings in living room and dining room warmed by gas fireplace, granite counter tops accent the white kitchen cabinets + main floor laundry. Heated garage with floor drain keeps your cars happy + central air!

Built in 1999

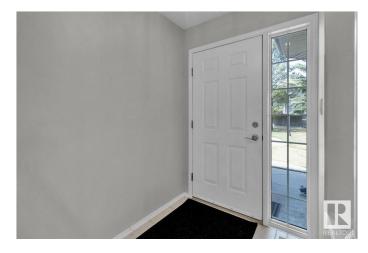
# **Essential Information**

MLS® # E4432854 Price \$469,900

Bedrooms 3







Bathrooms 3.00

Full Baths 3

Square Footage 1,417 Acres 0.00 Year Built 1999

Type Condo / Townhouse

Sub-Type Half Duplex

Style Bungalow

Status Active

## **Community Information**

Address 124 215 Blackburn Drive

Area Edmonton
Subdivision Blackburne
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 1B9

## **Amenities**

Amenities Air Conditioner, Deck, Recreation Room/Centre, Social Rooms, See

Remarks

Parking Spaces 4

Parking Double Garage Attached, Heated, Insulated

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage

Opener, Humidifier-Power(Furnace), Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum System Attachments, Vacuum

Systems, Window Coverings, Garage Heater

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel, Tile Surround

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Stucco

Exterior Features Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, See Remarks

Roof Cedar Shakes

Construction Wood, Brick, Stucco Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 24th, 2025

Days on Market 69

Zoning Zone 55

HOA Fees 60

HOA Fees Freq. Annually

Condo Fee \$700

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