

## \$334,900 - 2 211 Blackburn Drive, Edmonton

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MLS® #E4431721

**\$334,900**

3 Bedroom, 2.50 Bathroom, 1,353 sqft

Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

Welcome to Life in Blackburn Ravine! Nestled in the sought-after community of Blackburn, this beautifully maintained half duplex is ready to impress. With 3 spacious bedrooms, 2.5 bathrooms, and a thoughtfully designed layout, this move-in ready home combines comfort, style, and convenience. Step inside to a bright, airy two-story entryway that sets the tone for the open-concept main floor. A cozy gas fireplace adds warmth to the inviting living space, while the attached double garage offers ultimate convenience for those chilly mornings. Upstairs, you'll find a generous primary suite with private ensuite, along with two additional well-sized bedrooms and a full bathroom—perfect for families, guests, or a home office setup. The full open basement offers a blank canvas for your dream rec room, gym, or extra living space—whatever your vision may be. Outside, enjoy easy access to Blackmud Creek, scenic walking trails, and year-round park space—ideal for outdoor lovers and families alike.

Built in 1999

### Essential Information

MLS® # E4431721

Price \$334,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,353             |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2 211 Blackburn Drive |
| Area        | Edmonton              |
| Subdivision | Blackburne            |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1C8               |

### Amenities

|           |                                                                               |
|-----------|-------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Detectors Smoke, No Smoking Home |
| Parking   | Double Garage Attached                                                        |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Stories           | 2                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Unfinished                                                                                             |

### Exterior

|                   |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                       |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 55          |
| HOA Fees       | 72               |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$522            |



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Listing information last updated on May 5th, 2025 at 6:47pm MDT