Courtesy Of Katie Crawford Of RE/MAX PREFERRED CHOICE

$898,000 - 75 Blackburn Drive, Edmonton

MLS® #E4445241

$898,000
4 Bedroom, 3.00 Bathroom, 1,919 sqft
Single Family on 0.00 Acres

Blackburne, Edmonton, AB

Expansive, custom-built ravine backing bungalow featuring 4 bedrooms & 3 full bathrooms! Step inside to a grand tiled foyer with 14' ceilings. The open-concept layout is flooded with natural light & is enhanced by refinished cherry hardwood floors, 10' ceilings & a host of thoughtful upgrades throughout. The living room is anchored by a natural gas fireplace, Monte Carlo ceiling fan, Hunter Douglas blinds and elegant lighting upgrades. Enjoy a chef-inspired kitchen with rich cherry cabinetry, granite countertops, gas cooktop, & premium Miele dishwasher. The luxurious primary suite includes a jetted tub and newly renovated (2023) ensuite with quartzite countertops. Outdoors, relax on the beautiful cedar deck & stone patio - offering exceptional privacy & a natural gas hookup. Additional highlights include a recent retaining wall upgrade, dual furnaces & A/C (2022), & an oversized garage with tandem parking (3 vehicles), plus a generous loft storage area. An absolute gem in a premium location!

Built in 1996

Essential Information

MLS® #	E4445241
Price	$898,000
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,919
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	75 Blackburn Drive
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1A9

Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 10 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Creek, Fenced, Flat Site, Landscaped, Level Land, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Ravine View, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 2nd, 2025
Days on Market	32
Zoning	Zone 55
HOA Fees	110
HOA Fees Freq.	Annually

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Listing information last updated on August 3rd, 2025 at 10:17am MDT