

## \$445,000 - 128 215 Blackburn, Edmonton

MLS® #E4455414

**\$445,000**

2 Bedroom, 2.00 Bathroom, 1,419 sqft

Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

~MINT CONDITION 3 BEDROOM BUNGALOW IN SITUATED IN A 40+ ADULT COMPLEX SITUATED IN THE HIGHLY DESIRABLE AND SOUGHT AFTER NEIGHBOURHOOD OF BLACKBURNE~ HEATED GARAGE ~ COMPOSITE DECK ~ This property is well maintained and perfect for retirees. Features include: Huge Square Footage~ Main Floor Laundry ~ Natural Gas Outlet for your BBQ on the spacious rear deck ~ Laundry Room~ Open concept main floor with a vaulted ceiling ~ Tons of kitchen cabinet space ~ High-End Stainless Steel Appliances ~ 2 Full Baths ~ Large Primary Bedroom with Ensuite ~ The garage is nicely finished ~ unfinished lower level ready for your own personal touch~ Well cared for complex ~ Incredible location close to Blackmud Creek, Green Spaces & Beautiful Walking Trails, close to all amenities ever desired and the Anthony Henday ~ Cable & Internet are included in Condo Fees

Built in 1999

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455414  |
| Price     | \$445,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 1,419             |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 128 215 Blackburn |
| Area        | Edmonton          |
| Subdivision | Blackburne        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 1B9           |

### Amenities

|                |                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Parking-Visitor, Social Rooms, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4                                                                                                                          |
| Parking        | Double Garage Attached                                                                                                     |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Fireplace         | Yes                                                                                |
| Fireplaces        | Glass Door                                                                         |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Unfinished                                                                   |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                  |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, No Through Road, Park/Reserve, Picnic Area, Playground Nearby, |

|              |                                                              |
|--------------|--------------------------------------------------------------|
|              | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Wood Shingles                                                |
| Construction | Wood, Brick, Stucco                                          |
| Foundation   | Concrete Perimeter                                           |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 70                |
| Zoning         | Zone 55           |
| Condo Fee      | \$781             |

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 November 6th, 2025 at 7:02am MST