

## \$499,900 - 419 Blackburn, Edmonton

MLS® #E4431609

### \$499,900

3 Bedroom, 2.50 Bathroom, 1,090 sqft  
Single Family on 0.00 Acres

Blackburne, Edmonton, AB

Discover the perfect blend of charm, function, and modern updates in this beautifully maintained 3-bedroom, 2.5-bath bilevel, nestled in the heart of family-friendly Blackburn. Step inside to find soaring vaulted ceilings, gleaming hardwood floors, and oversized windows that fill the home with natural light. The thoughtfully renovated kitchen (2019) features timeless white cabinetry and elegant granite countertops—ideal for everyday cooking and weekend entertaining. The upper level offers two spacious bedrooms, including a serene primary retreat with double closets and a private ensuite. The lower level is designed for relaxation and hosting, with a cozy gas fireplace in the family room, an additional bedroom, and a full bath complete with a jetted tub. Major upgrades include a new furnace (2017) and hot water tank (2019), providing peace of mind for years to come. Enjoy evenings in your fully landscaped, west-facing backyard—complete with mature trees, pergola, privacy fencing & Space for gardening

Built in 1997

### Essential Information

MLS® #	E4431609
Price	\$499,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,090
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	419 Blackburn
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1B5

### **Amenities**

Amenities	Off Street Parking, Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Wood Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	8
Zoning	Zone 55
HOA Fees	90
HOA Fees Freq.	Annually

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