# \$399,900 - 18 64 Blackburn, Edmonton

MLS® #E4432741

## \$399.900

2 Bedroom, 2.00 Bathroom, 1,324 sqft Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

Welcome to this beautifully updated 1323 sq ft 3-level split, nestled steps from scenic BLACKMUD CREEK and backing onto a tranquil GREEN BELT. The main floor boasts vaulted ceilings, durable laminate flooring, and an open-concept layout that flows seamlessly from the living room complete with a cozy gas fireplace into the dining area. The kitchen features a PANTRY and plenty of prep space. Upstairs offers 2 spacious bedrooms, including a primary with a 4-piece ensuite and luxurious JACUZZI TUB, plus the convenience of UPSTAIRS LAUNDRY. Enjoy a private back deck, perfect for relaxing or entertaining. Recent upgrades include hot water tank (2019), washer/dryer (2019), new flooring (2021), furnace & AC (2021), fully renovated bathrooms (2022), and fresh paint (2025). Complete with aDOUBLE ATATTCHED GARAGE, this move-in ready home combines comfort, style, and nature at your doorstep.

Built in 1997

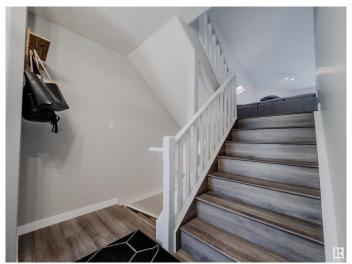
#### **Essential Information**

MLS® # E4432741 Price \$399.900

Bedrooms 2 Bathrooms 2.00

Full Baths 2







Square Footage 1,324
Acres 0.00
Year Built 1997

Type Condo / Townhouse

Sub-Type Townhouse Style 3 Level Split

Status Active

# **Community Information**

Address 18 64 Blackburn

Area Edmonton
Subdivision Blackburne
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 1C1

### **Amenities**

Amenities Air Conditioner, Deck, No Animal Home, No Smoking Home

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Landscaped, Low Maintenance Landscape, No Through Road,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Cedar Shakes

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 25th, 2025

Days on Market 4

Zoning Zone 55

HOA Fees 72

HOA Fees Freq. Annually

Condo Fee \$540

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 April 29th, 2025 at 8:17am MDT