

## \$449,900 - 124 215 Blackburn Drive, Edmonton

MLS® #E4445864

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,417 sqft  
Condo / Townhouse on 0.00 Acres

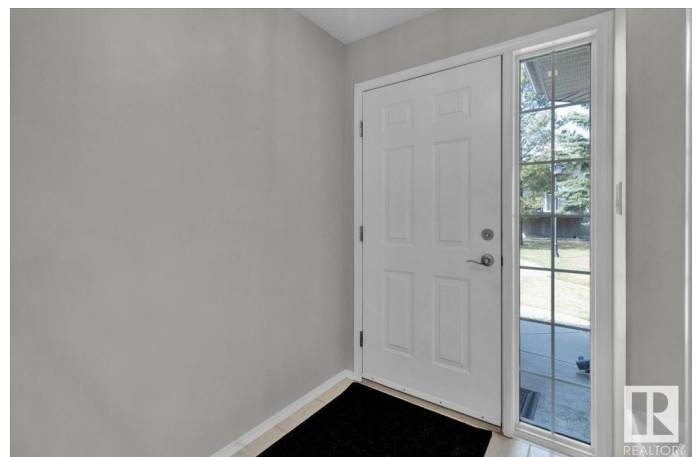
Blackburne, Edmonton, AB

Looking for a perfect new place to call home? Nestled in the SW community of Blackburne this Adult 40+ complex is also pet friendly. Creekside Terrace has beautiful walking trails in Blackmud Creek Ravine. Enjoy coffee can be on your private screened composite deck. Your whole day is ahead of you knowing you don't have to mow the lawn! Snow removal is also incl so travelling in the winter is easier. There is a Party Room, Lounge & Library if you want to meet up with friends or host a family event. A robust Cable TV package is also incl in condo fees & there is a healthy reserve fund + 2 pets max 30 lbs with Board approval. This home feels fresh with plush carpets April 2025 on the finished lower level. Vaulted ceilings in living room and dining room warmed by gas fireplace, granite counter tops accent the white kitchen cabinets + main floor laundry. Heated garage with floor drain keeps your cars happy + central air!

Built in 1999

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445864  |
| Price      | \$449,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,417             |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 124 215 Blackburn Drive |
| Area        | Edmonton                |
| Subdivision | Blackburne              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 1B9                 |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Recreation Room/Centre, Social Rooms, See Remarks |
| Parking Spaces | 4                                                                        |
| Parking        | Double Garage Attached, Heated, Insulated                                |

### Interior

|                   |                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Humidifier-Power(Furnace), Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                     |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                                                                   |
| Stories           | 2                                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                                                                          |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                   |
| Exterior Features | Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                     |
|--------------|---------------------|
| Roof         | Cedar Shakes        |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 48             |
| Zoning         | Zone 55        |
| HOA Fees       | 60             |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$700          |

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 August 21st, 2025 at 4:17am MDT