

\$368,000 - 15 211 Blackburn Drive, Edmonton

MLS® #E4443942

\$368,000

2 Bedroom, 3.50 Bathroom, 1,507 sqft

Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

RARE RAVINE BACKING GEM! This beautiful half duplex with a double attached garage is nestled in a serene, upscale complex. Over 1500 sq ft plus a fully finished basement, the main floor welcomes you with a spacious foyer, a large living room with gleaming hardwood floors, a cozy gas fireplace, and an elegant open-concept kitchen with a central island, rich cabinetry, and ceramic tile flooring. Enjoy the convenience of main floor laundry and a stylish powder room. The upper level is open to below with loads of natural light and offers two generous bedrooms. The luxurious primary suite features a walk-in closet and a spa-inspired ensuite with soaker tub, separate shower, and tile finishes. The basement is a refined retreat with a spacious rec room, second gas fireplace, full bath, and abundant storage. Step outside to a private deck with gas BBQ line, overlooking lush green space and tranquil ravine trails – the perfect blend of nature and sophistication. Some photos have been virtually staged.

Built in 2000

Essential Information

MLS® # E4443942

Price \$368,000

Bedrooms 2



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,507
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	15 211 Blackburn Drive
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1C8

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Creek, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 23rd, 2025
Days on Market	18
Zoning	Zone 55
HOA Fees	72
HOA Fees Freq.	Annually
Condo Fee	\$593

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