# \$334,900 - 2 211 Blackburn, Edmonton

MLS® #E4431721

### \$334,900

3 Bedroom, 2.50 Bathroom, 1,353 sqft Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

Welcome to Life in Blackburn Ravine! Nestled in the sought-after community of Blackburn, this beautifully maintained half duplex is ready to impress. With 3 spacious bedrooms, 2.5 bathrooms, and a thoughtfully designed layout, this move-in ready home combines comfort, style, and convenience. Step inside to a bright, airy two-story entryway that sets the tone for the open-concept main floor. A cozy gas fireplace adds warmth to the inviting living space, while the attached double garage offers ultimate convenience for those chilly mornings. Upstairs, you'll find a generous primary suite with private ensuite, along with two additional well-sized bedrooms and a full bathroomâ€"perfect for families, guests, or a home office setup. The full open basement offers a blank canvas for your dream rec room, gym, or extra living spaceâ€"whatever your vision may be. Outside, enjoy easy access to Blackmud Creek, scenic walking trails, and year-round park spaceâ€"ideal for outdoor lovers and families alike.



## **Essential Information**

MLS® # E4431721 Price \$334,900

Bedrooms 3





Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,353 Acres 0.00 Year Built 1999

Type Condo / Townhouse

Sub-Type Half Duplex
Style 2 Storey
Status Active

## **Community Information**

Address 2 211 Blackburn

Area Edmonton
Subdivision Blackburne
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 1C8

### **Amenities**

Amenities Off Street Parking, On Street Parking, Deck, Detectors Smoke, No

**Smoking Home** 

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Flat Site, Golf Nearby, Landscaped, Low Maintenance

Landscape, No Back Lane, No Through Road, Playground Nearby,

Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 18th, 2025

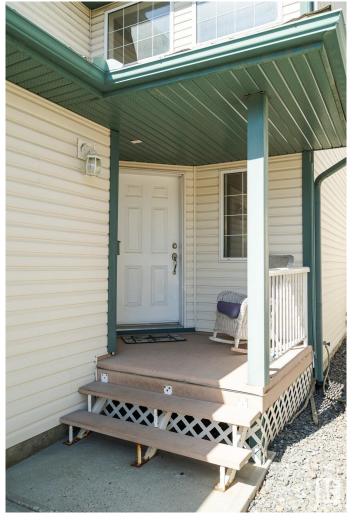
Days on Market 13

Zoning Zone 55

HOA Fees 72

HOA Fees Freq. Annually

Condo Fee \$522



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 May 1st, 2025 at 10:47am MDT