

## **\$898,888 - 1603 Blackmore Court, Edmonton**

MLS® #E4432500

**\$898,888**

7 Bedroom, 6.50 Bathroom, 3,476 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

AMAZING LOCATION in BLACKMUD CREEK, in a QUIET KEYHOLE, steps to RAVINE, TRAILS & SCHOOLS. One-of-a-kind CUSTOM HOME designed for flexibility for LARGE FAMILIES, MULTI-GENERATIONAL LIVING & INCOME POTENTIAL. The SOUTHWEST YARD features a SPACIOUS DECK and STONE PATIO to enjoy summer evenings. Step inside this FULLY FINISHED 3475 sq.ft. 2 STOREY HOME WITH LEGAL BASEMENT SUITE. The foyer with SOARING CEILINGS leads to the FORMAL DINING & GREATROOM. Moving to the heart of the home, the CHEF'S KITCHEN with GAS COOKTOP, BUILT-IN DUAL OVENS, WALKTHROUGH PANTRY, LIVING & DINING AREA with 2 SIDED FIREPLACE, is breathtaking, as sunlight washes over the space. The MAIN FLOOR BEDROOM with 4PC ENSUITE is perfect for extended family or guests. Upstairs is your OVERSIZED PRIMARY BEDROOM, SPA LIKE 5 PC ENSUITE & WALK-IN CLOSET, LAUNDRY, 3rd BEDROOM WITH 3 PC ENSUITE, 4th BEDROOM, 4 pc MAIN BATH, & huge 5th BEDROOM or BONUS ROOM. The SPACIOUS 2 BED/2 BATH, LEGAL SUITE is perfect for RENTAL INCOME or MULTIGEN LIVING.

Built in 2010



## Essential Information

MLS® #	E4432500
Price	\$898,888
Bedrooms	7
Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	3,476
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## Community Information

Address	1603 Blackmore Court
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1J2

## Amenities

Amenities	Ceiling 9 ft., Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Stove-Countertop Gas, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided

Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	ROBERTA MAKCENZIE SCHOOL
Middle	DS MACKENZIE SCHOOL
High	DR. ANNE ANDERSON SCHOOL

### Additional Information

Date Listed	April 24th, 2025
Days on Market	53
Zoning	Zone 55

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