

## \$295,000 - 9 211 Blackburn Drive, Edmonton

MLS® #E4434680

**\$295,000**

3 Bedroom, 2.50 Bathroom, 1,459 sqft

Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

2 storey, 1400 sq ft, 3 bedroom 1/2 duplex. Main level features great room concept living/dining/kitchen with gas fireplace in living room, garden door access to composite south facing deck, garage access & 2pc common bath with laundry area. Upper level hosts the primary bedroom with 4pc ensuite bath, bedrooms 2&3 and 4pc common bath. The basement is unfinished. Completing this home is a 2 car attached garage with driveway parking for 2 cars. Blackburn Ravine complex is located next to the Blackmud Creek ravine with abundant walking trails & recreation areas. Interior of this home does require substantial TLC.

Built in 1999

### Essential Information

MLS® #	E4434680
Price	\$295,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,459
Acres	0.00
Year Built	1999
Type	Condo / Townhouse



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	9 211 Blackburn Drive
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1C8

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 6th, 2025
Days on Market	3

Zoning	Zone 55
HOA Fees	72
HOA Fees Freq.	Annually
Condo Fee	\$528

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