

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

\$375,000 - 18 211 Blackburn, Edmonton

MLS® #E4435376

\$375,000

2 Bedroom, 2.50 Bathroom, 1,479 sqft

Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

WELCOME TO THE PREMIER UNIT IN BLACKBURN RAVINE! Situated on a massive pie lot, this 1475 sq ft home backs directly onto the ravine with a sun-soaked southwest-facing yard. Highlights include a double attached garage, central A/C, tasteful upgrades, including granite countertops, and a bright rear deck. This lock-and-leave half duplex condo is ideal for first-time buyers or those looking to simplify. The main floor boasts a bright, functional kitchen with ample cabinet and counter space, a cozy living room with gas fireplace, and a dining nook overlooking the yard. Upstairs, you'll find two generous bedrooms, each with access to full baths, including a primary suite with walk-in closet and ensuite. The fully finished basement features a den and spacious rec room, easily convertible into a third bedroom. Just minutes to the airport, Anthony Henday, and all essential amenities!

Built in 2000

Essential Information

| | |
|------------|-----------|
| MLS® # | E4435376 |
| Price | \$375,000 |
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|-------------------|
| Half Baths | 1 |
| Square Footage | 1,479 |
| Acres | 0.00 |
| Year Built | 2000 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 18 211 Blackburn |
| Area | Edmonton |
| Subdivision | Blackburne |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 1C8 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Air Conditioner, Deck |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof | Cedar Shakes |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed May 8th, 2025
Days on Market 1
Zoning Zone 55
HOA Fees 72
HOA Fees Freq. Annually
Condo Fee \$677

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