

\$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	9

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

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