

## \$350,000 - 5 211 Blackburn Drive, Edmonton

MLS® #E4430506

**\$350,000**

3 Bedroom, 3.5 Bathroom, 1,377 sqft

Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

Welcome to the beautiful neighbourhood of Blackburn. Be prepared to be impressed with the pride of ownership in this well-maintained, move-in ready half duplex featuring 3 large bedrooms, 3.5 bathrooms, and a fully finished basement. The main floor open concept features hardwood flooring, a two-story entryway, a gas fireplace, and easy access to the attached double garage. The upstairs includes a large primary bedroom and ensuite, along with two well-sized bedrooms and an additional full bathroom. The basement is finished and ready to make your own with a large family room, another full bathroom, and several storage spaces. Recent upgrades include A/C, water tank, kitchen appliances, and paint throughout. Outside, you are just steps away from Blackmud Creek, walking trails, and park space for year round enjoyment. Convenient southside location allows for quick access to the Henday, South Common, and the airport. Get ready to make your home in Blackburn Ravine!

Built in 1999

### Essential Information

MLS® # E4430506

Price \$350,000

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,377
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	5 211 Blackburn Drive
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1C8

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Front Porch, Hot Water Natural Gas, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, 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	Airport Nearby, Golf Nearby, Landscaped, No Back Lane, No Through Road, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Cedar Shakes
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	4
Zoning	Zone 55
HOA Fees	72
HOA Fees Freq.	Annually
Condo Fee	\$522

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Listing information last updated on April 15th, 2025 at 10:48am MDT