# \$389,900 - 18 64 Blackburn, Edmonton

MLS® #E4432741

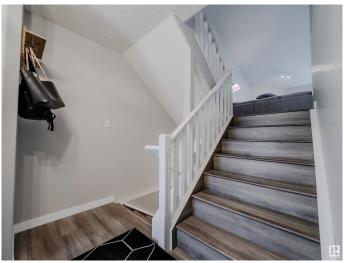
#### \$389,900

2 Bedroom, 2.00 Bathroom, 1,324 sqft Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

Welcome to this beautifully updated 1323 sq ft 3-level split, nestled steps from scenic BLACKMUD CREEK and backing onto a tranguil GREEN BELT. The main floor boasts vaulted ceilings, durable laminate flooring, and an open-concept layout that flows seamlessly from the living room complete with a cozy gas fireplace into the dining area. The kitchen features a PANTRY and plenty of prep space. Upstairs offers 2 spacious bedrooms, including a primary with a 4-piece ensuite and luxurious JACUZZI TUB, plus the convenience of UPSTAIRS LAUNDRY. Enjoy a private back deck, perfect for relaxing or entertaining. Recent upgrades include hot water tank (2019), washer/dryer (2019), new flooring (2021), furnace & AC (2021), fully renovated bathrooms (2022), and fresh paint (2025). Complete with aDOUBLE ATATTCHED GARAGE, this move-in ready home combines comfort, style, and nature at your doorstep.







Built in 1997

### **Essential Information**

MLS® #	E4432741
Price	\$389,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,324
Acres	0.00
Year Built	1997
Туре	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Level Split
Status	Active

# **Community Information**

Address	18 64 Blackburn
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1C1

### Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

## Interior

ensuite bathroom
Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator,
Stove-Electric, Washer, Window Coverings
Forced Air-1, Natural Gas
Yes
Tile Surround
2
Yes
Full, Unfinished
Wood, Stucco

Exterior Features	Landscaped, Low Maintenance Landscape, No Through Road,
	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	45
Zoning	Zone 55
HOA Fees	72
HOA Fees Freq.	Annually
Condo Fee	\$540

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Listing information last updated on June 8th, 2025 at 11:32pm MDT