

## \$558,900 - 357 Blackburn Drive, Edmonton

MLS® #E4447196

**\$558,900**

4 Bedroom, 3.00 Bathroom, 1,224 sqft

Single Family on 0.00 Acres

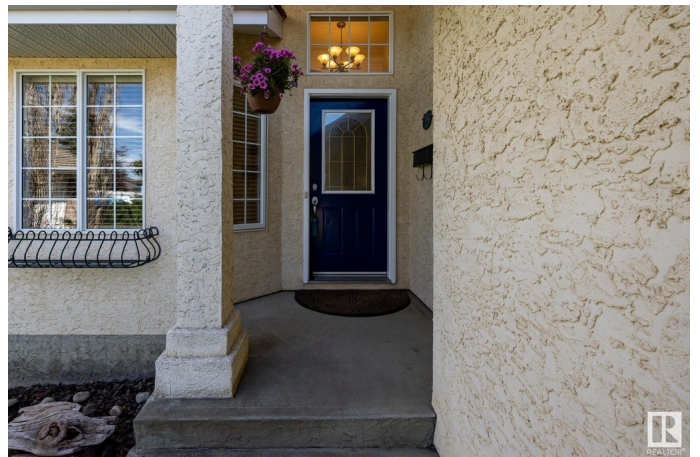
Blackburne, Edmonton, AB

Absolutely immaculate and beautifully finished bungalow home not to be missed. Gorgeous open floor plan, vaulted ceilings, 2 bedrooms + den (possible 3rd bedroom) on main fl., Functional open island kitchen w/stainless steel appliances, family dining area with patio doors to a large maintenance free two tier-deck and a gorgeous yard, perfect for any outdoor activities. Cozy living room with gas fireplace. Spacious Primary bedrm has full ensuite bath. Professionally finished basement features a fantastic family room, 2 large bedrooms, 3 pcs bath with heated tiled floor & a huge utility/storage room. Other great features include maple hardwood & tiled floor on main fl., stucco exterior, main fl. laundry w/ sink & storage cabinets, Pot lights, large windows, Professional finished garage, nice big and landscaped yard, storage shed & more. Excellent quiet location with easy access to all amenities. Impeccable condition, move in ready.

Built in 1995

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447196  |
| Price     | \$558,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,224                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 357 Blackburn Drive |
| Area        | Edmonton            |
| Subdivision | Blackburne          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 1B8             |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Vaulted Ceiling                |
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Attached, Front Drive Access, Insulated |

### Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                      |
| Fireplaces        | Mantel                                                                                                                                                                   |
| Stories           | 2                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                           |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                 |
| Exterior Features | Cul-De-Sac, Landscaped, No Back Lane, Park/Reserve, Partially Landscaped, Playground Nearby, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Cedar Shakes       |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 33              |
| Zoning         | Zone 55         |
| HOA Fees       | 110             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 13th, 2025 at 12:17am MDT