

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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