

# **\$368,000 - 15 211 Blackburn Drive, Edmonton**

MLS® #E4443942

**\$368,000**

2 Bedroom, 3.50 Bathroom, 1,507 sqft

Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

**RARE RAVINE BACKING GEM!** This beautiful half duplex with a double attached garage is nestled in a serene, upscale complex. Over 1500 sq ft plus a fully finished basement, the main floor welcomes you with a spacious foyer, a large living room with gleaming hardwood floors, a cozy gas fireplace, and an elegant open-concept kitchen with a central island, rich cabinetry, and ceramic tile flooring. Enjoy the convenience of main floor laundry and a stylish powder room. The upper level is open to below with loads of natural light and offers two generous bedrooms. The luxurious primary suite features a walk-in closet and a spa-inspired ensuite with soaker tub, separate shower, and tile finishes. The basement is a refined retreat with a spacious rec room, second gas fireplace, full bath, and abundant storage. Step outside to a private deck with gas BBQ line, overlooking lush green space and tranquil ravine trails – the perfect blend of nature and sophistication. Some photos have been virtually staged.

Built in 2000

## **Essential Information**

MLS® #	E4443942
Price	\$368,000
Bedrooms	2



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,507
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	15 211 Blackburn Drive
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1C8

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Backs Onto Park/Trees, Creek, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 23rd, 2025
Days on Market	12
Zoning	Zone 55
HOA Fees	72
HOA Fees Freq.	Annually
Condo Fee	\$593

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Listing information last updated on July 5th, 2025 at 4:47am MDT