

# \$638,000 - 172 Blackburn, Edmonton

MLS® #E4454799

**\$638,000**

4 Bedroom, 3.00 Bathroom, 1,755 sqft

Single Family on 0.00 Acres

Blackburne, Edmonton, AB

Looking to 'right size' your home? Perhaps you currently have too many stairs or too much space after the kids left. This 1,750 sq. foot bungalow with a fully finished basement is for you. You'll be impressed with this original owner home the moment you step into the foyer. Featuring an open floor plan with a expansive view from front to rear; soaring 10' high ceilings; big, bright windows; 3 bathrooms and 4 bedrooms [guest room & hobby room perhaps?]; central air conditioning; lawn sprinkler system; and a larger, heated 2 car garage. The kitchen has lots of cupboards, gas counter-top range, built in wall oven & microwave, corner pantry and an amazing amount of counter space to prep food for those special family gatherings. Situated on a private lot just steps from Blackmud Creek Ravine, you will find about 10 km of walking trails and open spaces to enjoy a summer picnic or in the winter cross country skiing. If a change in lifestyle is what you're looking for, then view this home. [virtual staged pics]

Built in 1994

## Essential Information

MLS® # E4454799

Price \$638,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,755
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	172 Blackburn
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1B6

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Deck, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Glass Door, Marble Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
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Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Roberta Macadams
Middle	D.S. Mackenzie
High	Dr. Anne Anderson

### **Additional Information**

Date Listed	August 26th, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	90
HOA Fees Freq.	Annually

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