

# \$1,200,000 - 47 Blackburn Drive, Edmonton

MLS® #E4459358

**\$1,200,000**

4 Bedroom, 0.50 Bathroom, 4,223 sqft  
Single Family on 0.00 Acres

Blackburne, Edmonton, AB

Luxury living in Blackburn! This home is a 2 storey walkout that is fully developed. Located in a cul-de-sac & with a large backyard. Property sold "as is where is".

Built in 2007

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4459358               |
| Price          | \$1,200,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 0.50                   |
| Half Baths     | 1                      |
| Square Footage | 4,223                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 47 Blackburn Drive |
| Area        | Edmonton           |
| Subdivision | Blackburne         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |



Postal Code T6W 1C5

### Amenities

Amenities Deck, Walkout Basement

Parking Triple Garage Attached

### Interior

Appliances None

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

### Exterior

Exterior Wood, Stone, Stucco

Exterior Features Corner Lot, Environmental Reserve, Fenced, Landscaped, Park/Reserve, Public Transportation, Ravine View, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Stucco

Foundation Concrete Perimeter

### School Information

Elementary Keheewin

Middle Vernon Barfield

High J Percy Page

### Additional Information

Date Listed September 24th, 2025

Days on Market 27

Zoning Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 20th, 2025 at 10:18pm MDT