

## \$375,000 - 123 215 Blackburn Drive, Edmonton

MLS® #E4461968

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,200 sqft

Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

A rare find! Well-kept home tucked away on a quiet street in sought-after Creekside Terrace, offering a private setting just off the ravine. The welcoming entryway features a large closet, & just down the hall is a spacious laundry room. An open-concept layout includes a bright living room w/ vaulted ceiling & generous kitchen w/ raised eating island, pantry, ample cupboard & counter space, & new appliances. The large dining nook can easily accommodate gatherings w/ family & friends & opens to a large back deck w/ gazebo & semi-private yard space. Upstairs offers a spacious primary bdrm w/ double doors, 2 mirrored closets, & full ensuite. A 2nd bdrm & another full bath w/ stand-up shower completes this level. The unspoiled basement has tall ceilings & ample light, ready for your personal development. Additional features include oversized driveway & large double garage. Condo fees include internet & use of community amenities building. Ample visitor parking. Some photos may be virtually staged.

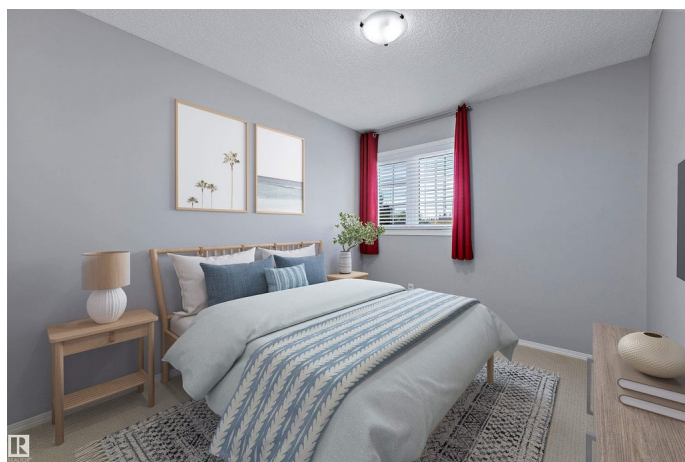
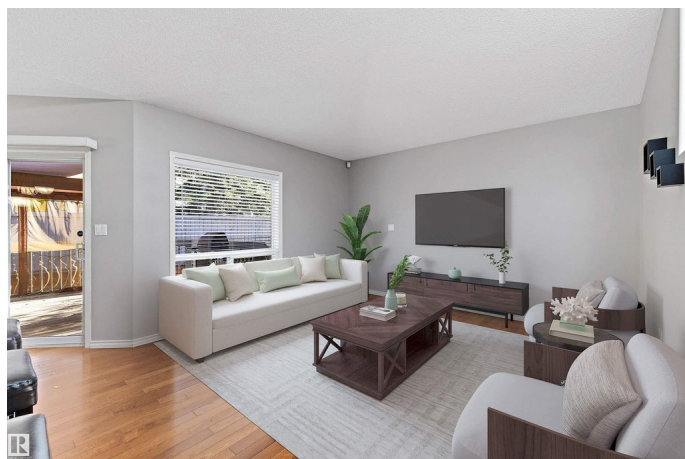
Built in 1999

### Essential Information

MLS® # E4461968

Price \$375,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	4 Level Split
Status	Active

### Community Information

Address	123 215 Blackburn Drive
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1B9

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Parking-Visitor, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Cul-De-Sac, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation
Roof	Cedar Shakes

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 14th, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	72
HOA Fees Freq.	Annually
Condo Fee	\$711

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Listing information last updated on October 15th, 2025 at 10:17am MDT