

# \$440,000 - 361 Blackburn Drive, Edmonton

MLS® #E4434921

**\$440,000**

4 Bedroom, 3.00 Bathroom, 1,189 sqft  
Single Family on 0.00 Acres

Blackburne, Edmonton, AB

This 4-level split in the Blackburn neighborhood is ready for your personal touch! With 4 bedrooms, 3 full washrooms and an unfinished basement there is room for everyone. The front Living Room has vaulted ceilings and lots of natural light, and the lower level Family Room is a perfect retreat with a gas fireplace. In addition to the large backyard you have the beauty of the Blackmud Creek Ravine and easy access to both the Anthony Henday and Calgary Trail. New HWT (2024) and newer stainless steel appliances in the kitchen.

Built in 1995

## Essential Information

MLS® #	E4434921
Price	\$440,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,189
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active



## Community Information

Address	361 Blackburn Drive
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1B8

## Amenities

Amenities	Crawl Space, Detectors Smoke, Smart/Program. Thermostat, Vaulted Ceiling
Parking	Double Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac
Roof	Cedar Shakes
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 7th, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	110
HOA Fees Freq.	Annually

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