

## \$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 | 7                  |
| Zoning         | Zone 55            |
| HOA Fees       | 72                 |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$711              |

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Listing information last updated on October 21st, 2025 at 12:17am MDT