

## \$449,900 - 215 Blackburn Drive, Edmonton

MLS® #E4427655

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,399 sqft

Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

Adult living at it's best! Welcome to Creekside Terrace, a 40+ well run complex in a spectacular location south backing. Enjoy this peaceful & serene setting watching sunsets, birds & wildlife all season long. Beautifully finished, with high quality finishes, this 1419 sqft bungalow has it all. The spacious main floor w/vaulted ceilings includes a gorgeous kitchen, living & dining rooms. The Master BDRM has a 4-pce ensuite & W-I closet, a second bedroom, a Full bath & the laundry w/access to a Double Attached garage. With 9' ceilings, the basement awaits your finishing touches. Condo fee benefits: snow removal/lawn maintenance, lower utilities & property insurance, use of the Amenities building & a common water source for personal plants/trees. With super quick access to the Adult living at it's best! Welcome to Creekside Terrace, a 40+ well run complex with a spectacular location close to the Blackmud Creek Ravine. Enjoy the Henday, QEII, shopping & great amenities this immaculate property is a \$449,900!

Built in 1999

### Essential Information

MLS® # E4427655

Price \$449,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,399
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

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

### Amenities

Amenities	Vaulted Ceiling, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 26th, 2025
Days on Market	82
Zoning	Zone 55
HOA Fees	60
HOA Fees Freq.	Annually
Condo Fee	\$775

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