

## **\$435,000 - 124 215 Blackburn, Edmonton**

MLS® #E4455139

**\$435,000**

3 Bedroom, 3.00 Bathroom, 1,399 sqft

Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

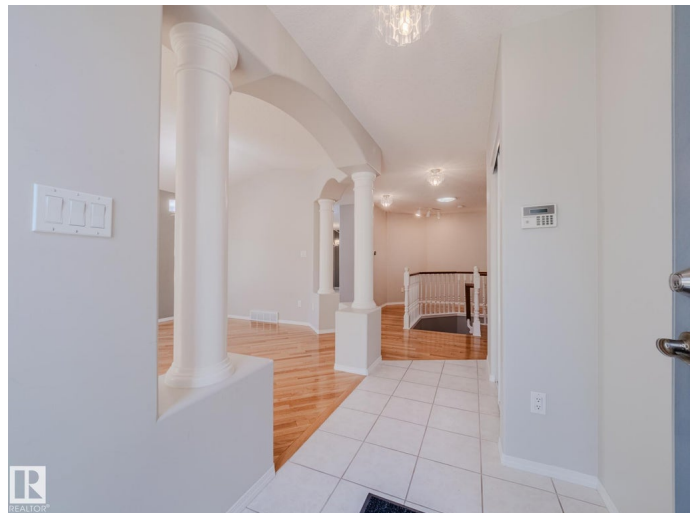
Maintenance-free living in Creekside Terrace, a sought-after 40+ adult community in Blackburne. This half-duplex bungalow offers, 3 bedrooms and 3 full baths. The bright main floor features hardwood floors, open living and dining with a gas fireplace, and a modern kitchen with stainless steel appliances, induction stove and ample storage. The primary suite has a private ensuite and custom closet organizers plus a 2nd bedroom and main floor laundry. A fully finished basement with new carpet, 2nd fireplace, guest room, full bath, flex space and storage expands your living area. Enjoy upgrades like a screened composite deck with BBQ gas line, A/C and a heated double garage with floor drain and hot/cold taps. Residents have access to a clubhouse, landscaped grounds and walking trails at Blackmud Creek. Condo fees include lawn care, snow removal and TV service. This pet-friendly community offers a lock-and-leave lifestyle with quick access to shopping and Anthony Henday. (Some photos virtually staged)

Built in 1999

### **Essential Information**

MLS® # E4455139

Price \$435,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,399             |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 124 215 Blackburn |
| Area        | Edmonton          |
| Subdivision | Blackburne        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 1B9           |

### Amenities

|                |                                                                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Parking-Visitor, Smart/Program. Thermostat, Recreation Room/Centre, Social Rooms, Television Connection |
| Parking Spaces | 4                                                                                                                                                                  |
| Parking        | Double Garage Attached, Heated, Insulated                                                                                                                          |

### Interior

|                   |                                                                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Vacuum System Attachments, Vacuum Systems, Window Coverings, Stove-Induction |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                             |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                                                           |
| Stories           | 2                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                                                                  |

**Exterior**

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                     |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Cedar Shakes                                                                                                            |
| Construction      | Wood, Brick, Stucco                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                      |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Roberta MacAdams School  |
| Middle     | D.S. MacKenzie School    |
| High       | Dr. Anne Anderson School |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 55           |
| HOA Fees       | 60                |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$700             |

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Listing information last updated on August 30th, 2025 at 10:03am MDT