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$330,000 - 16 225 Blackburn Drive, Edmonton

MLS® #E4459623

$330,000
3 Bedroom, 2.50 Bathroom, 1,179 sqft
Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

Welcome to this bright and inviting 3-bedroom townhouse with a finished basement and single attached garage, located in cozy neighbourhood of Blackburne. The main floor offers a cozy living room with a gas fireplace, large windows that fill the space with natural light, and an open layout flowing into the dining area and kitchen. The kitchen features plenty of cabinetry, a functional U-shaped design, and a convenient breakfast bar. Upstairs, the spacious primary bedroom includes a private ensuite, complemented by two additional bedrooms and a full bathroom. A half bath on the main floor adds extra convenience. The finished basement provides a versatile space for recreation, home office, or gym. Enjoy the deck off the dining area, perfect for relaxing or entertaining. With comfortable living spaces and thoughtful updates, this home is move-in ready and offers great value for families, first-time buyers, or investors.

Built in 2001

Essential Information

MLS® #	E4459623
Price	$330,000
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,179
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	16 225 Blackburn Drive
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1H1

Amenities

Amenities	Deck, Hot Water Natural Gas, Parking-Visitor
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Park/Reserve, Public Transportation
Roof	Cedar Shakes

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 26th, 2025
Days on Market	10
Zoning	Zone 55
HOA Fees	72
HOA Fees Freq.	Annually
Condo Fee	$399

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