

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

\$375,000 - 18 211 Blackburn, Edmonton

MLS® #E4435376

\$375,000

2 Bedroom, 2.50 Bathroom, 1,479 sqft

Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

WELCOME TO THE PREMIER UNIT IN BLACKBURN RAVINE! Situated on a massive pie lot, this 1475 sq ft home backs directly onto the ravine with a sun-soaked southwest-facing yard. Highlights include a double attached garage, central A/C, tasteful upgrades, including granite countertops, and a bright rear deck. This lock-and-leave half duplex condo is ideal for first-time buyers or those looking to simplify. The main floor boasts a bright, functional kitchen with ample cabinet and counter space, a cozy living room with gas fireplace, and a dining nook overlooking the yard. Upstairs, you'll find two generous bedrooms, each with access to full baths, including a primary suite with walk-in closet and ensuite. The fully finished basement features a den and spacious rec room, easily convertible into a third bedroom. Just minutes to the airport, Anthony Henday, and all essential amenities!

Built in 2000

Essential Information

MLS® #	E4435376
Price	\$375,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,479
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	18 211 Blackburn
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1C8

Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Stove-Electric, 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	Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 8th, 2025
Days on Market 3
Zoning Zone 55
HOA Fees 72
HOA Fees Freq. Annually
Condo Fee \$677

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