

\$569,900 - 362 Blackburn Drive, Edmonton

MLS® #E4460289

\$569,900

3 Bedroom, 3.50 Bathroom, 1,785 sqft

Single Family on 0.00 Acres

Blackburne, Edmonton, AB

Newly renovated and move-in ready, this updated 2-storey home in Blackburne is situated on a quiet street just steps from the ravine. The main floor features a formal living room and a cozy family room with a gas fireplace, a granite kitchen with an oversized pantry, dining nook, 2-piece bath, and main floor laundry. Upstairs offers a king-sized primary suite with a walk-in closet and 3-piece ensuite, plus two additional bedrooms and a 4-piece bath. The finished basement includes a second large family room, two flex rooms, a 3-piece bath, workshop, and ample storage. Recent upgrades include a newer furnace, hot water tank, composite deck, carpet, plumbing, and window coverings. Enjoy the south-facing backyard, double garage, and central A/C. Conveniently located close to Anthony Henday Drive, schools, and shopping centres.

Built in 1994

Essential Information

MLS® #	E4460289
Price	\$569,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,785



Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	362 Blackburn Drive
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1B8

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exercise Room, Hot Water Natural Gas, No Animal Home, No Smoking Home, Workshop
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Concrete
Exterior Features	Airport Nearby, Creek, Fenced, Flat Site, No Back Lane, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Concrete
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 1st, 2025
Days on Market	33
Zoning	Zone 55
HOA Fees	110
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 3rd, 2025 at 6:02am MST