

# \$399,900 - 18 64 Blackburn, Edmonton

MLS® #E4432741

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,324 sqft  
Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

Welcome to this beautifully updated 1323 sq ft 3-level split, nestled steps from scenic BLACKMUD CREEK and backing onto a tranquil GREEN BELT. The main floor boasts vaulted ceilings, durable laminate flooring, and an open-concept layout that flows seamlessly from the living room complete with a cozy gas fireplace into the dining area. The kitchen features a PANTRY and plenty of prep space. Upstairs offers 2 spacious bedrooms, including a primary with a 4-piece ensuite and luxurious JACUZZI TUB, plus the convenience of UPSTAIRS LAUNDRY. Enjoy a private back deck, perfect for relaxing or entertaining. Recent upgrades include hot water tank (2019), washer/dryer (2019), new flooring (2021), furnace & AC (2021), fully renovated bathrooms (2022), and fresh paint (2025). Complete with a DOUBLE ATTACHED GARAGE, this move-in ready home combines comfort, style, and nature at your doorstep.

Built in 1997

## Essential Information

MLS® #	E4432741
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,324
Acres	0.00
Year Built	1997
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Level Split
Status	Active

### **Community Information**

Address	18 64 Blackburn
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1C1

### **Amenities**

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Landscaped, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 25th, 2025
Days on Market	17
Zoning	Zone 55
HOA Fees	72
HOA Fees Freq.	Annually
Condo Fee	\$540

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