

## \$569,900 - 116 215 Blackburn Drive, Edmonton

MLS® #E4442983

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,522 sqft  
Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

THIS STUNNING WALK-OUT BUNGALOW BY FAR HAS ONE OF THE BEST VIEWS IN THE WHOLE COMPLEX! This extremely well maintained home offers glimmering hardwood floors and vaulted ceilings on the main floor; large kitchen with loads of counter space, and cupboards, newer appliances and pantry; and dining area with door to the BEAUTIFUL BACKYARD DECK WITH AN AMAZING CREEK VIEW. From the large deck you have an incredible view of the River Valley and all the wildlife. The living room has a corner gas fireplace and lots of windows which face the ravine. The master bedroom has a 4pc ensuite with jacuzzi tub and is located on the main level. The fully finished basement has 9ft ceilings, a 3rd bedroom, hobby room, family room, 4pc bath and a large storage room. The walkout basement leads to the yard that has gates out to the trails along the River Valley. Situated in the very desirable 40 + adult community of Creekside Terrace, THIS PROPERTY IS A MUST SEE!

Built in 1995

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4442983  |
| Price    | \$569,900 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,522             |
| Acres          | 0.00              |
| Year Built     | 1995              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 116 215 Blackburn Drive |
| Area        | Edmonton                |
| Subdivision | Blackburne              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 1B9                 |

### Amenities

|                |                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Visitor, Social Rooms, Vinyl Windows, Walkout Basement |
| Parking Spaces | 4                                                                                                                                             |
| Parking        | Double Garage Attached                                                                                                                        |
| Is Waterfront  | Yes                                                                                                                                           |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Fireplaces        | Glass Door                                                                                                                             |
| Stories           | 2                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                         |

### Exterior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                                                                    |
| Exterior Features | Backs Onto Park/Trees, Creek, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks |
| Roof              | Wood Shingles                                                                                                                                                                          |
| Construction      | Wood, Brick, Stucco                                                                                                                                                                    |
| Foundation        | Slab                                                                                                                                                                                   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 64              |
| Zoning         | Zone 55         |
| Condo Fee      | \$901           |

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Listing information last updated on August 21st, 2025 at 9:17am MDT