# \$564,900 - 350 Blackburn East Drive, Edmonton

MLS® #E4429351

### \$564,900

4 Bedroom, 3.50 Bathroom, 1,862 sqft Single Family on 0.00 Acres

Blackburne, Edmonton, AB

Welcome to this beautifully updated 4-bedroom, 3.5-bathroom home located in a quiet, secluded neighborhood of Blackburne. This spacious 2-story residence boasts a host of recent upgrades. Step into the heart of the home, where you'll find a fully renovated kitchen featuring sleek, contemporary finishes, ideal for both everyday meals and entertaining guests. The commercial-grade flooring throughout the home adds durability and elegance. With 4 generously sized bedrooms, a luxurious master suite with a 4 piece ensuite, and 3.5 bathrooms, this home offers ample space for families of all sizes. The home also features a recently updated roof with lots of life left on it and a new furnace (2024). Situated in a serene and private neighborhood, you'll enjoy the tranquility of the surroundings while being just steps away from beautiful walking trails along Blackmud Creek. This location offers the perfect escape while still being close to amenities. Don't miss the opportunity to call this incredible property home!

Built in 1994

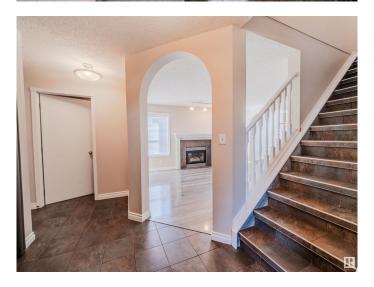
#### **Essential Information**

MLS® # E4429351 Price \$564,900

Bedrooms 4







Bathrooms 3.50 Full Baths 3 Half Baths 1

Square Footage 1,862 Acres 0.00 Year Built 1994

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 350 Blackburn East Drive

Area Edmonton
Subdivision Blackburne
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 1B4

#### **Amenities**

Amenities Air Conditioner, No Smoking Home

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and

Blinds

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced

Roof Cedar Shakes

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 5th, 2025

Days on Market 4

Zoning Zone 55

HOA Fees 90

HOA Fees Freq. Annually

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