\$389,900 - 18 64 Blackburn, Edmonton

MLS® #E4432741

\$389,900

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 aDOUBLE ATATTCHED GARAGE, this move-in ready home combines comfort, style, and nature at your doorstep.

Built in 1997

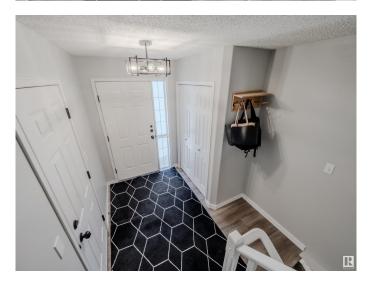
Essential Information

MLS® # E4432741 Price \$389.900

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 52

Zoning Zone 55

HOA Fees 72

HOA Fees Freq. Annually

Condo Fee \$540

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 June 16th, 2025 at 8:02pm MDT