

Courtesy Of Kristy D Tillapaugh Of Century 21 Masters

## **\$399,999 - 123 215 Blackburn, Edmonton**

MLS® #E4442819

**\$399,999**

2 Bedroom, 2.00 Bathroom, 1,206 sqft

Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

Welcome to this beautifully designed bi-level duplex located in a quiet crescent within the highly sought-after adult complex in Blackburn. Offering a perfect blend of comfort and convenience, this home features 2 spacious bedrooms and 2 full bathrooms, ideal for those seeking a low-maintenance, upscale lifestyle. The open-concept main living area is filled with natural light and showcases gleaming hardwood floors throughout. The kitchen is a true showstopper—complete with a central island, ample cabinetry, and a seamless flow into the dining and living spaces, perfect for entertaining. Step out onto your private deck overlooking a serene garden area—your own peaceful retreat. The double attached garage adds both convenience and security, while the quiet crescent location offers unmatched privacy. Enjoy direct access to scenic walking trails, proximity to shopping, and quick connections to Anthony Henday Drive and the airport. This is executive adult living at its finest—combining tranquility, and style.

Built in 1999

### **Essential Information**

MLS® # E4442819

Price \$399,999



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,206             |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bi-Level          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 123 215 Blackburn |
| Area        | Edmonton          |
| Subdivision | Blackburne        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 1B9           |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Detectors Smoke, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached                                                   |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Stories           | 2                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Partially Finished                                                           |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                 |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Cedar Shakes       |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2025 |
| Days on Market | 50              |
| Zoning         | Zone 55         |
| Condo Fee      | \$710           |

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Listing information last updated on August 4th, 2025 at 7:02am MDT