

## \$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	63
Zoning	Zone 55
Condo Fee	\$901

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 August 20th, 2025 at 2:02pm MDT