

\$399,900 - 18 64 Blackburn, Edmonton

MLS® #E4432741

\$399,900

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 a DOUBLE ATTACHED GARAGE, this move-in ready home combines comfort, style, and nature at your doorstep.

Built in 1997

Essential Information

| | |
|------------|-----------|
| MLS® # | E4432741 |
| Price | \$399,900 |
| 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 | 4 |
| Zoning | Zone 55 |
| HOA Fees | 72 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$540 |

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Listing information last updated on April 29th, 2025 at 6:02pm MDT