

# \$384,900 - 18 64 Blackburn, Edmonton

MLS® #E4443261

## \$384,900

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® #     | E4443261  |
| Price      | \$384,900 |
| 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    | June 19th, 2025 |
| Days on Market | 9               |
| 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 28th, 2025 at 4:32am MDT