

\$349,900 - 20 211 Blackburn, Edmonton

MLS® #E4456314

\$349,900

2 Bedroom, 2.50 Bathroom, 1,479 sqft

Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

Welcome to Blackmud Creek! This beautifully maintained 2 storey bareland condo offers partial ravine view backing onto Blackmud Creek Ravine and is tucked away in a quiet corner of this exclusive community. Offering 1,479 sqft of living space, this smoke and pet free home has been meticulously cared for. The yard, unfenced yet spacious, provides both privacy and scenic views without the upkeep. The main features an open-concept design with a bright kitchen, dining area and living room highlighted by a cozy fireplace. A convenient half bath and main floor laundry complete the level. Upstairs, discover 2 generous primary suites each with its own ensuite and large closet, offering flexible living options. The unspoiled basement offers a large open area with plenty of space for storage/workshop/gym. Enjoy evenings on the back deck while taking in the peaceful surroundings. With nearby amenities, transit, and incredible walking trails, this home offers the ideal balance of comfort, convenience, and nature.

Built in 1999

Essential Information

MLS® # E4456314

Price \$349,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,479
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	20 211 Blackburn
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1C8

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Cul-De-Sac, Landscaped, No Through Road, Park/Reserve, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 5th, 2025
Days on Market	9
Zoning	Zone 55
HOA Fees	72
HOA Fees Freq.	Annually
Condo Fee	\$564

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