

## \$334,900 - 2 211 Blackburn, Edmonton

MLS® #E4431721

### \$334,900

3 Bedroom, 2.50 Bathroom, 1,353 sqft  
Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

Welcome to Life in Blackburn Ravine! Nestled in the sought-after community of Blackburn, this beautifully maintained half duplex is ready to impress. With 3 spacious bedrooms, 2.5 bathrooms, and a thoughtfully designed layout, this move-in ready home combines comfort, style, and convenience. Step inside to a bright, airy two-story entryway that sets the tone for the open-concept main floor. A cozy gas fireplace adds warmth to the inviting living space, while the attached double garage offers ultimate convenience for those chilly mornings. Upstairs, you'll find a generous primary suite with private ensuite, along with two additional well-sized bedrooms and a full bathroom—perfect for families, guests, or a home office setup. The full open basement offers a blank canvas for your dream rec room, gym, or extra living space—whatever your vision may be. Outside, enjoy easy access to Blackmud Creek, scenic walking trails, and year-round park space—ideal for outdoor lovers and families alike.

Built in 1999

### Essential Information

MLS® #	E4431721
Price	\$334,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,353
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2 211 Blackburn
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1C8

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke, 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
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 18th, 2025
Days on Market	13
Zoning	Zone 55
HOA Fees	72
HOA Fees Freq.	Annually
Condo Fee	\$522



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