

Courtesy Of Kristy D Tillapaugh Of Century 21 Masters

## **\$399,999 - 123 215 Blackburn, Edmonton**

MLS® #E4442819

**\$399,999**

2 Bedroom, 2.00 Bathroom, 1,206 sqft

Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

Welcome to this beautifully designed bi-level duplex located in a quiet crescent within the highly sought-after adult complex in Blackburn. Offering a perfect blend of comfort and convenience, this home features 2 spacious bedrooms and 2 full bathrooms, ideal for those seeking a low-maintenance, upscale lifestyle. The open-concept main living area is filled with natural light and showcases gleaming hardwood floors throughout. The kitchen is a true showstopper—complete with a central island, ample cabinetry, and a seamless flow into the dining and living spaces, perfect for entertaining. Step out onto your private deck overlooking a serene garden area—your own peaceful retreat. The double attached garage adds both convenience and security, while the quiet crescent location offers unmatched privacy. Enjoy direct access to scenic walking trails, proximity to shopping, and quick connections to Anthony Henday Drive and the airport. This is executive adult living at its finest—combining tranquility, and style.

Built in 1999

### **Essential Information**

MLS® # E4442819

Price \$399,999



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,206
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

### Community Information

Address	123 215 Blackburn
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1B9

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools

Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 15th, 2025
Days on Market	47
Zoning	Zone 55
Condo Fee	\$710

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