

\$299,500 - 17 225 Blackburn, Edmonton

MLS® #E4418883

\$299,500

3 Bedroom, 2.50 Bathroom, 1,180 sqft
Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

Large move in ready townhouse in the always desirable community of Blackburne. Over 1300sq ft - 3 bedrooms, 3 bathrooms, double attached tandem garage. Main floor features large living room with laminate flooring and big picture window. Renovated kitchen with updated cabinets, nice white appliances, quartz countertops and tiled backsplash. Spacious dining room with patio doors that open up onto a raised SOUTH facing deck. Updated paint and all new lighting fixtures throughout. The primary bedroom features closet with organizers and a 4 piece ensuite. Stackable laundry and 2 additional bedrooms are also upstairs. The entry level has a finished BONUS storage room and leads to the double attached tandem garage. Close to public transportation yet in private location, this home has everything you need.

Built in 2001

Essential Information

MLS® #	E4418883
Price	\$299,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,180



Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	17 225 Blackburn
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1H1

Amenities

Amenities	Deck, Parking-Visitor
Parking	Double Garage Attached, Tandem

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	January 22nd, 2025
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Days on Market	52
Zoning	Zone 55
HOA Fees	72
HOA Fees Freq.	Annually
Condo Fee	\$399



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Listing information last updated on March 15th, 2025 at 3:17am MDT