

Courtesy Of Brent Schaitel Of MaxWell Polaris

# \$579,000 - 350 Blackburn East Drive, Edmonton

MLS® #E4424434

**\$579,000**

4 Bedroom, 3.50 Bathroom, 1,862 sqft

Single Family on 0.00 Acres

Blackburne, Edmonton, AB

Welcome to this beautifully updated 4-bedroom, 3.5-bathroom home located in a quiet, secluded neighborhood of Blackburne. This spacious 2-story residence boasts a host of recent upgrades. Step into the heart of the home, where you'll find a fully renovated kitchen featuring sleek, contemporary finishes, ideal for both everyday meals and entertaining guests. The commercial-grade flooring throughout the home adds durability and elegance. With 4 generously sized bedrooms, a luxurious master suite with a 4 piece ensuite, and 3.5 bathrooms, this home offers ample space for families of all sizes. The home also features a recently updated roof with lots of life left on it and a new furnace (2024). Situated in a serene and private neighborhood, you'll enjoy the tranquility of the surroundings while being just steps away from beautiful walking trails along Blackmud Creek. This location offers the perfect escape while still being close to amenities. Don't miss the opportunity to call this incredible property home!

Built in 1994

## Essential Information

MLS® # E4424434

Price \$579,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,862
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	350 Blackburn East Drive
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1B4

### **Amenities**

Amenities	Air Conditioner, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced
Roof	Cedar Shakes

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 6th, 2025  
Days on Market 29  
Zoning Zone 55  
HOA Fees 90  
HOA Fees Freq. Annually

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