

## \$588,800 - 10 Blackburn Drive, Edmonton

MLS® #E4432727

**\$588,800**

3 Bedroom, 3.00 Bathroom, 1,063 sqft

Condo / Townhouse on 0.00 Acres

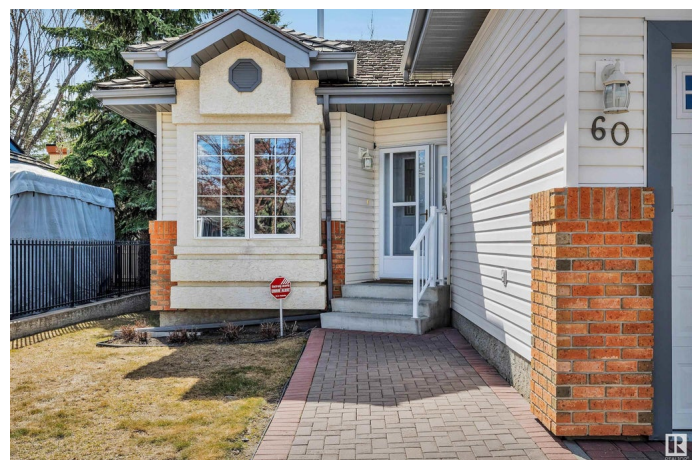
Blackburne, Edmonton, AB

Beautifully renovated bungalow half duplex with a quad garage with 1920 sq. ft. of living space! Stunning kitchen featuring white cabinetry to the ceiling, high end stainless appliances and island is open to the spacious living room with custom stone gas fireplace. Vinyl plank flooring throughout the main floor. Two bedrooms up including the spacious primary with its 4 piece ensuite. Three renovated bathrooms including one with a steam shower. Newer vinyl windows. The fully finished basement has a 3rd bedroom and 3rd bathroom plus huge family room. There is a heated double attached garage plus an attached 14 ft w x an incredible 48.5 ft l RV garage complete with mezzanine that is perfect for an RV or car buff. This garage has 30 and 50 Amp plugs, a sewer hookup, hot and cold water and a ventilation fan. 45+ complex. Easy access to the Henday and airport, a perfect spot for snowbirds!

Built in 1994

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4432727  |
| Price      | \$588,800 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,063             |
| Acres          | 0.00              |
| Year Built     | 1994              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 10 Blackburn Drive |
| Area        | Edmonton           |
| Subdivision | Blackburne         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 1C2            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Social Rooms, Storage-In-Suite, Vinyl Windows, Workshop |
| Parking   | Heated, Over Sized, Quad or More Attached, RV Parking, See Remarks  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Stone Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, No Back Lane, No Through Road, Public Transportation, Shopping Nearby |
| Roof              | Cedar Shakes   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 51               |
| Zoning         | Zone 55          |
| Condo Fee      | \$450            |

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Listing information last updated on June 15th, 2025 at 5:02pm MDT