

\$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 | 11 |
| Zoning | Zone 55 |
| HOA Fees | 72 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$522 |



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