

## **\$599,000 - 158 Blackburn Drive, Edmonton**

MLS® #E4433931

**\$599,000**

4 Bedroom, 3.00 Bathroom, 1,722 sqft

Single Family on 0.00 Acres

Blackburne, Edmonton, AB

Welcome to your dream home! This stunning and well-kept bungalow offers over 3,300 sq ft of living space and is nestled in the highly sought-after community of Blackburne in Southwest Edmonton. This thoughtfully designed property features 4 bedrooms plus a main floor den. The main floor boasts a vaulted ceiling and open layout. Enjoy cooking in the spacious kitchen equipped with an eat-in bar, an abundance of cabinetry and ample counter space for meal preparation and entertaining. Relax by one of the two gas fireplaces or take advantage of the convenience of main floor laundry and mudroom. Luxurious Primary Suite features a 4-piece en-suite, providing a private retreat within your home. The lower level is ideal for entertaining, showcasing an impressive wet bar and offering an additional 2 bedrooms, a full washroom, a flex room, and plenty of extra storage. Step outside to a fully landscaped backyard, perfect for summer gatherings. Conveniently located close to amenities!

Built in 1997

### **Essential Information**

MLS® # E4433931

Price \$599,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,722                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 158 Blackburn Drive |
| Area        | Edmonton            |
| Subdivision | Blackburne          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 1B7             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vaulted Ceiling, Wet Bar |
| Parking   | Double Garage Attached  |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, |

|              |   |
|--------------|---|
|              | Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Cedar Shakes  |
| Construction | Wood, Stucco  |
| Foundation   | Concrete Perimeter  |

### Additional Information

Date Listed May 1st, 2025

Days on Market 11

Zoning Zone 55

HOA Fees 90

HOA Fees Freq. Annually

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Listing information last updated on May 11th, 2025 at 10:17pm MDT