

## \$898,000 - 75 Blackburn Drive, Edmonton

MLS® #E4445241

**\$898,000**

4 Bedroom, 3.00 Bathroom, 1,919 sqft

Single Family on 0.00 Acres

Blackburne, Edmonton, AB

Expansive, custom-built ravine backing bungalow featuring 4 bedrooms & 3 full bathrooms! Step inside to a grand tiled foyer with 14' ceilings. The open-concept layout is flooded with natural light & is enhanced by refinished cherry hardwood floors, 10' ceilings & a host of thoughtful upgrades throughout. The living room is anchored by a natural gas fireplace, Monte Carlo ceiling fan, Hunter Douglas blinds and elegant lighting upgrades. Enjoy a chef-inspired kitchen with rich cherry cabinetry, granite countertops, gas cooktop, & premium Miele dishwasher. The luxurious primary suite includes a jetted tub and newly renovated (2023) ensuite with quartzite countertops. Outdoors, relax on the beautiful cedar deck & stone patio - offering exceptional privacy & a natural gas hookup. Additional highlights include a recent retaining wall upgrade, dual furnaces & A/C (2022), & an oversized garage with tandem parking (3 vehicles), plus a generous loft storage area. An absolute gem in a premium location!

Built in 1996

### Essential Information

MLS® # E4445241

Price \$898,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,919
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	75 Blackburn Drive
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1A9

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Ceiling 10 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Airport Nearby, Backs Onto Park/Trees, Creek, Fenced, Flat Site, Landscaped, Level Land, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Ravine View, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	3
Zoning	Zone 55
HOA Fees	110
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 5th, 2025 at 11:32am MDT