

## \$555,000 - 357 Blackburn Drive, Edmonton

MLS® #E4459987

**\$555,000**

4 Bedroom, 3.00 Bathroom, 1,224 sqft

Single Family on 0.00 Acres

Blackburne, Edmonton, AB

A beautifully finished & affordable bungalow home perfect for family/downsizing living. Impeccably maintained living space throughout featuring a gorgeous open floor plan, vaulted ceilings, gleaming maple hardwood and a professional finished basement. Main floor has two nice sized bedroom and a bright and spacious den/third bedroom, a well located & functional island kitchen w/stainless steel appliances and a nice family dining area with patio doors to a large maintenance free two-tier deck and a large yard for all family outdoor activities. Cozy living room with gas fireplace, Primary bedroom has full ensuite bath. Lower level has a gorgeous family room w/ home theatre features, 2 large bedrooms, renovated full bath w/ heated floor & a huge utilities/storage room. Other features include stucco exterior, upgraded cedar shakes, pot lights, professional finished garage, Main floor laundry w/sink & storage cabinets, garden shed & more. Nice family neighbourhood with easy access to all amenities. GREAT VALUE

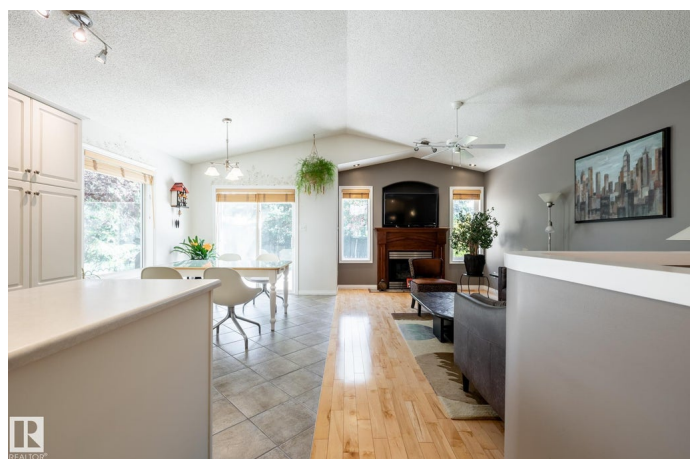
Built in 1995

### Essential Information

MLS® # E4459987

Price \$555,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,224                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 357 Blackburn Drive |
| Area        | Edmonton            |
| Subdivision | Blackburne          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 1B8             |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Vaulted Ceiling                |
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Attached, Front Drive Access, Insulated |

### Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, 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 | Cul-De-Sac, Landscaped, No Back Lane, Park/Reserve, Playground |

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

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 27                   |
| 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 October 26th, 2025 at 5:47am MDT