

\$375,000 - 123 215 Blackburn Drive, Edmonton

MLS® #E4461968

\$375,000

2 Bedroom, 2.00 Bathroom, 1,200 sqft

Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

A rare find! Well-kept home tucked away on a quiet street in sought-after Creekside Terrace, offering a private setting just off the ravine. The welcoming entryway features a large closet, & just down the hall is a spacious laundry room. An open-concept layout includes a bright living room w/ vaulted ceiling & generous kitchen w/ raised eating island, pantry, ample cupboard & counter space, & new appliances. The large dining nook can easily accommodate gatherings w/ family & friends & opens to a large back deck w/ gazebo & semi-private yard space. Upstairs offers a spacious primary bdrm w/ double doors, 2 mirrored closets, & full ensuite. A 2nd bdrm & another full bath w/ stand-up shower completes this level. The unspoiled basement has tall ceilings & ample light, ready for your personal development. Additional features include oversized driveway & large double garage. Condo fees include internet & use of community amenities building. Ample visitor parking. Some photos may be virtually staged.

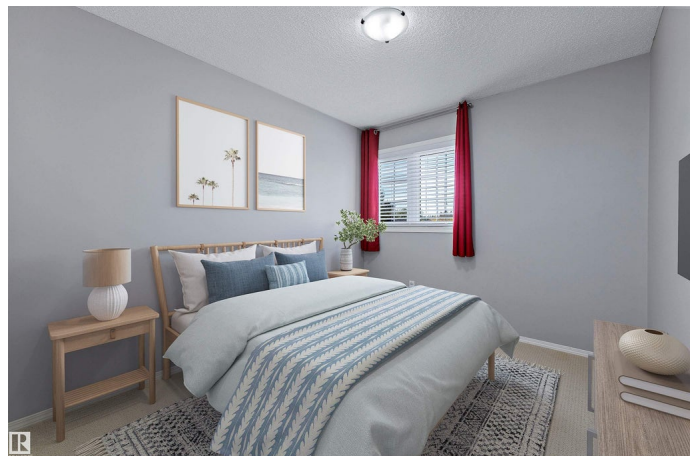
Built in 1999

Essential Information

MLS® # E4461968

Price \$375,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	4 Level Split
Status	Active

Community Information

Address	123 215 Blackburn Drive
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1B9

Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Parking-Visitor, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Cul-De-Sac, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation
Roof	Cedar Shakes

Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 14th, 2025
Days on Market	5
Zoning	Zone 55
HOA Fees	72
HOA Fees Freq.	Annually
Condo Fee	\$711

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 18th, 2025 at 10:02pm MDT