

## \$558,900 - 357 Blackburn Drive, Edmonton

MLS® #E4447196

**\$558,900**

4 Bedroom, 3.00 Bathroom, 1,224 sqft

Single Family on 0.00 Acres

Blackburne, Edmonton, AB

Absolutely immaculate and beautifully finished bungalow home not to be missed. Gorgeous open floor plan, vaulted ceilings, 2 bedrooms + den (possible 3rd bedroom) on main fl., Functional open island kitchen w/stainless steel appliances, family dining area with patio doors to a large maintenance free two tier-deck and a gorgeous yard, perfect for any outdoor activities. Cozy living room with gas fireplace. Spacious Primary bedrm has full ensuite bath. Professionally finished basement features a fantastic family room, 2 large bedrooms, 3 pcs bath with heated tiled floor & a huge utility/storage room. Other great features include maple hardwood & tiled floor on main fl., stucco exterior, main fl. laundry w/ sink & storage cabinets, Pot lights, large windows, Professional finished garage, nice big and landscaped yard, storage shed & more. Excellent quiet location with easy access to all amenities. Impeccable condition, move in ready.

Built in 1995

### Essential Information

MLS® #	E4447196
Price	\$558,900
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, Partially Landscaped, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	53
Zoning	Zone 55
HOA Fees	110
HOA Fees Freq.	Annually

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Listing information last updated on September 2nd, 2025 at 6:47pm MDT