

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

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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 21

Zoning Zone 55

HOA Fees 90

HOA Fees Freq. Annually

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