

## \$638,000 - 172 Blackburn, Edmonton

MLS® #E4454799

**\$638,000**

4 Bedroom, 3.00 Bathroom, 1,755 sqft

Single Family on 0.00 Acres

Blackburne, Edmonton, AB

Looking to 'right size' your home? Perhaps you currently have too many stairs or too much space after the kids left. This 1,750 sq. foot bungalow with a fully finished basement is for you. You'll be impressed with this original owner home the moment you step into the foyer. Featuring an open floor plan with a expansive view from front to rear; soaring 10' high ceilings; big, bright windows; 3 bathrooms and 4 bedrooms [guest room & hobby room perhaps?]; central air conditioning; lawn sprinkler system; and a larger, heated 2 car garage. The kitchen has lots of cupboards, gas counter-top range, built in wall oven & microwave, corner pantry and an amazing amount of counter space to prep food for those special family gatherings. Situated on a private lot just steps from Blackmud Creek Ravine, you will find about 10 km of walking trails and open spaces to enjoy a summer picnic or in the winter cross country skiing. If a change in lifestyle is what you're looking for, then view this home. [virtual staged pics]

Built in 1994

### Essential Information

MLS® # E4454799

Price \$638,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,755                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 172 Blackburn |
| Area        | Edmonton      |
| Subdivision | Blackburne    |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6W 1B6       |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Deck, Detectors Smoke |
| Parking Spaces | 4                                                      |
| Parking        | Double Garage Attached                                 |

### Interior

|                   |                                                                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                                             |
| Fireplaces        | Double Sided, Glass Door, Marble Surround                                                                                                                                                                                                       |
| Stories           | 2                                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                                                                                  |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Cedar Shakes                                                                                                                                                      |
| Construction      | Wood, Brick, Stucco                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                                |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Roberta Macadams  |
| Middle     | D.S. Mackenzie    |
| High       | Dr. Anne Anderson |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 55           |
| HOA Fees       | 90                |
| HOA Fees Freq. | Annually          |

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Listing information last updated on September 5th, 2025 at 4:32pm MDT