

## \$325,000 - 16 225 Blackburn Drive, Edmonton

MLS® #E4459623

**\$325,000**

3 Bedroom, 2.50 Bathroom, 1,179 sqft  
Condo / Townhouse on 0.00 Acres

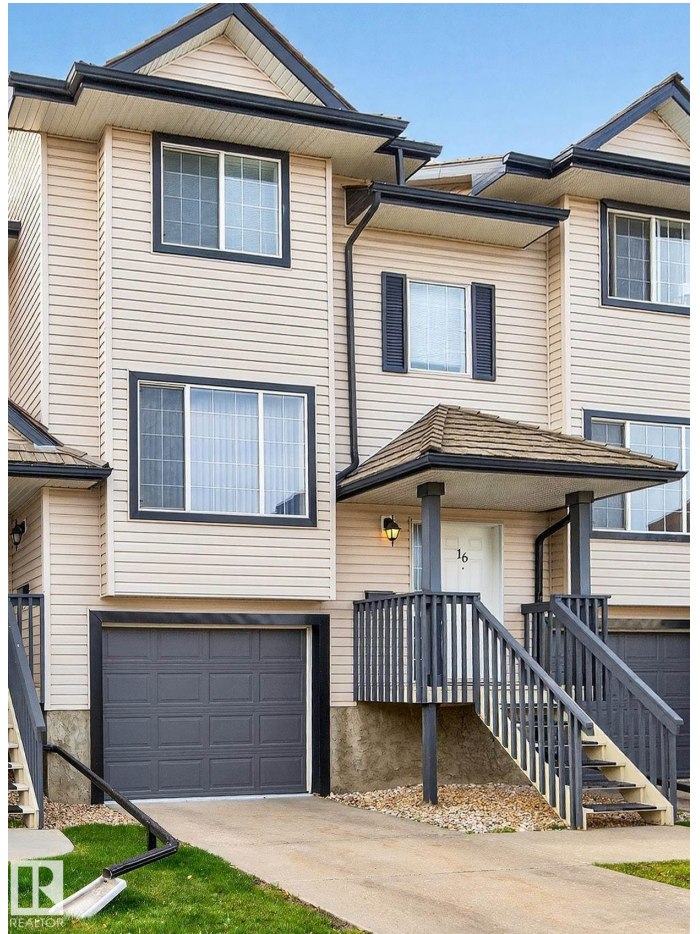
Blackburne, Edmonton, AB

Welcome to this bright and inviting 3-bedroom townhouse with a finished basement and single attached garage, located in cozy neighbourhood of Blackburne. The main floor offers a cozy living room with a gas fireplace, large windows that fill the space with natural light, and an open layout flowing into the dining area and kitchen. The kitchen features plenty of cabinetry, a functional U-shaped design, and a convenient breakfast bar. Upstairs, the spacious primary bedroom includes a private ensuite, complemented by two additional bedrooms and a full bathroom. A half bath on the main floor adds extra convenience. The finished basement provides a versatile space for recreation, home office, or gym. Enjoy the deck off the dining area, perfect for relaxing or entertaining. With comfortable living spaces and thoughtful updates, this home is move-in ready and offers great value for families, first-time buyers, or investors.

Built in 2001

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459623  |
| Price     | \$325,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,179             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 16 225 Blackburn Drive |
| Area        | Edmonton               |
| Subdivision | Blackburne             |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 1H1                |

### Amenities

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | Deck, Hot Water Natural Gas, Parking-Visitor |
| Parking   | Single Garage Attached                       |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                    |
| Fireplaces        | Mantel                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                         |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Airport Nearby, Landscaped, Park/Reserve, Public Transportation |
| Roof              | Cedar Shakes                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 56                   |
| Zoning         | Zone 55              |
| HOA Fees       | 72                   |
| HOA Fees Freq. | Annually             |
| Condo Fee      | \$399                |



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Listing information last updated on November 21st, 2025 at 3:02am MST