

## \$885,000 - 75 Blackburn Drive, Edmonton

MLS® #E4453993

**\$885,000**

4 Bedroom, 3.00 Bathroom, 1,919 sqft

Single Family on 0.00 Acres

Blackburne, Edmonton, AB

Expansive, custom-built ravine backing bungalow featuring 4 bedrooms & 3 full bathrooms! Step inside to a grand tiled foyer with 14' ceilings. The open-concept layout is flooded with natural light & is enhanced by refinished cherry hardwood floors, 10' ceilings & a host of thoughtful upgrades throughout. The living room is anchored by a natural gas fireplace, Monte Carlo ceiling fan, Hunter Douglas blinds and elegant lighting upgrades. Enjoy a chef-inspired kitchen with rich cherry cabinetry, granite countertops, gas cooktop, & premium Miele dishwasher. The luxurious primary suite includes a jetted tub and newly renovated (2023) ensuite with quartzite countertops. Outdoors, relax on the beautiful cedar deck & stone patio - offering exceptional privacy & a natural gas hookup. Additional highlights include a recent retaining wall upgrade, dual furnaces & A/C (2022), & an oversized garage with tandem parking (3 vehicles), plus a generous loft storage area. An absolute gem in a premium location!

Built in 1996

### Essential Information

MLS® # E4453993

Price \$885,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,919                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 75 Blackburn Drive |
| Area        | Edmonton           |
| Subdivision | Blackburne         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 1A9            |

### Amenities

|               |                                                                                                                                    |
|---------------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | On Street Parking, Air Conditioner, Ceiling 10 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup |
| Parking       | Double Garage Attached                                                                                                             |
| Is Waterfront | Yes                                                                                                                                |

### Interior

|                   |                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                     |
| Fireplaces        | Mantel                                                                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                                          |

### Exterior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                                                   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Creek, Fenced, Flat Site, Landscaped, Level Land, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Ravine View, Schools, Shopping Nearby |
| Roof              | Cedar Shakes                                                                                                                                                                                   |
| Construction      | Wood, Stucco                                                                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                                                                             |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 55           |
| HOA Fees       | 110               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on September 4th, 2025 at 1:17am MDT