

Courtesy Of Gordon Reekie Of Re/max Select

# **\$399,000 - 354 Blackburn Drive E, Edmonton**

MLS® #E4148120

## **\$399,000**

4 Bedroom, 3.00 Bathroom, 1,254 sqft  
Single Family on 0 Acres

Blackburne, Edmonton, AB

Beautifully well maintained bi level in the prestigious community of Blackburn with walking trails and parks. This home features stunning vaulted ceilings and floor to ceiling windows and living room that captures the east sun in the morning. Upstairs is a formal dining room/flex room area and an open kitchen with lots of sun to the southwest. Kitchen includes SS appliances, white cabinetry and access to the deck with enclosed storage underneath. Upper level includes 3 bedrooms and a four piece bath. Master bedroom features a walk-in closet and 3 piece en-suite. Basement with 9 ft ceiling open concept family room and den, fourth bedroom, 2 piece bath and storage room. The laundry room has Bosch front end load washer and dryer, and a newer HWT. Double attached garage and cedar shake shingles. Close to Anthony Henday, amenities, shopping and restaurants. Don't miss this well planned bi level.

Built in 1994



## **Essential Information**

MLS® #	E4148120
Price	\$399,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,254

Acres	0.13
Year Built	1994
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	Bi-Level
Status	ACTIVE

### **Community Information**

Address	354 Blackburn Drive E
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1B8

### **Amenities**

Features	Deck, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior	Carpet, Laminate Flooring, Linoleum
Interior Features	Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, Hot Tub, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan
Heating	Forced Air-1
Has Basement	Yes
Basement	Fully Finished, Full
# of Stories	3

### **Exterior**

Exterior	Brick, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood Frame
Foundation	Concrete

## **Additional Information**

HOA Fees                    90.00

HOA Fees Freq.        Annually

Listing information last updated on July 18th, 2019 at 3:46am MDT