

# \$569,900 - 362 Blackburn Drive, Edmonton

MLS® #E4460289

**\$569,900**

3 Bedroom, 3.50 Bathroom, 1,785 sqft  
Single Family on 0.00 Acres

Blackburne, Edmonton, AB

Newly renovated and move-in ready, this updated 2-storey home in Blackburne is situated on a quiet street just steps from the ravine. The main floor features a formal living room and a cozy family room with a gas fireplace, a granite kitchen with an oversized pantry, dining nook, 2-piece bath, and main floor laundry. Upstairs offers a king-sized primary suite with a walk-in closet and 3-piece ensuite, plus two additional bedrooms and a 4-piece bath. The finished basement includes a second large family room, two flex rooms, a 3-piece bath, workshop, and ample storage. Recent upgrades include a newer furnace, hot water tank, composite deck, carpet, plumbing, and window coverings. Enjoy the south-facing backyard, double garage, and central A/C. Conveniently located close to Anthony Henday Drive, schools, and shopping centres.

Built in 1994

## Essential Information

MLS® #	E4460289
Price	\$569,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,785



Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	362 Blackburn Drive
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1B8

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Exercise Room, Hot Water Natural Gas, No Animal Home, No Smoking Home, Workshop
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Concrete
Exterior Features	Airport Nearby, Creek, Fenced, Flat Site, No Back Lane, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Concrete
Foundation	Concrete Perimeter

## Additional Information

Date Listed	October 1st, 2025
Days on Market	20
Zoning	Zone 55
HOA Fees	110
HOA Fees Freq.	Annually

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