

\$435,000 - 124 215 Blackburn, Edmonton

MLS® #E4455139

\$435,000

3 Bedroom, 3.00 Bathroom, 1,399 sqft
Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

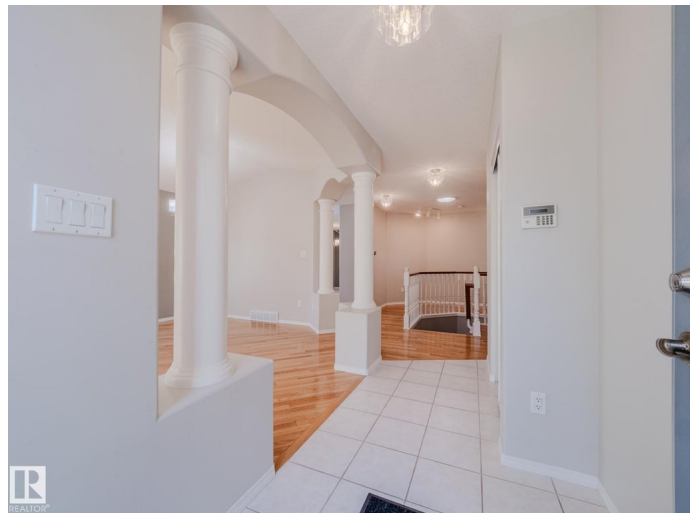
Maintenance-free living in Creekside Terrace, a sought-after 40+ adult community in Blackburne. This half-duplex bungalow offers, 3 bedrooms and 3 full baths. The bright main floor features hardwood floors, open living and dining with a gas fireplace, and a modern kitchen with stainless steel appliances, induction stove and ample storage. The primary suite has a private ensuite and custom closet organizers plus a 2nd bedroom and main floor laundry. A fully finished basement with new carpet, 2nd fireplace, guest room, full bath, flex space and storage expands your living area. Enjoy upgrades like a screened composite deck with BBQ gas line, A/C and a heated double garage with floor drain and hot/cold taps. Residents have access to a clubhouse, landscaped grounds and walking trails at Blackmud Creek. Condo fees include lawn care, snow removal and TV service. This pet-friendly community offers a lock-and-leave lifestyle with quick access to shopping and Anthony Henday. (Some photos virtually staged)

Built in 1999

Essential Information

MLS® # E4455139

Price \$435,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,399
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	124 215 Blackburn
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1B9

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Parking-Visitor, Smart/Program. Thermostat, Recreation Room/Centre, Social Rooms, Television Connection
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Vacuum System Attachments, Vacuum Systems, Window Coverings, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Golf Nearby, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Roberta MacAdams School
Middle	D.S. MacKenzie School
High	Dr. Anne Anderson School

Additional Information

Date Listed	August 28th, 2025
Days on Market	4
Zoning	Zone 55
HOA Fees	60
HOA Fees Freq.	Annually
Condo Fee	\$700

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 1st, 2025 at 11:02am MDT