

## \$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 | 28                |
| Zoning         | Zone 55           |
| HOA Fees       | 110               |
| HOA Fees Freq. | Annually          |

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 October 28th, 2025 at 11:17pm MDT