

## \$479,900 - 419 Blackburn, Edmonton

MLS® #E4437219

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,090 sqft  
Single Family on 0.00 Acres

Blackburne, Edmonton, AB

Discover the perfect blend of charm, function, and modern updates in this beautifully maintained 3-bedroom, 2.5-bath bilevel, nestled in the heart of family-friendly Blackburn. Step inside to find soaring vaulted ceilings, gleaming hardwood floors, and oversized windows that fill the home with natural light. The thoughtfully renovated kitchen (2019) features timeless white cabinetry and elegant granite countertops—ideal for everyday cooking and weekend entertaining. The upper level offers two spacious bedrooms, including a serene primary retreat with double closets and a private ensuite. The lower level is designed for relaxation and hosting, with a cozy gas fireplace in the family room, an additional bedroom, and a full bath complete with a jetted tub. Major upgrades include a new furnace (2017) and hot water tank (2019), providing peace of mind for years to come. Enjoy evenings in your fully landscaped, west-facing backyard—complete with mature trees, pergola, privacy fencing & Space for gardening

Built in 1997

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4437219  |
| Price  | \$479,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,090                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 419 Blackburn |
| Area        | Edmonton      |
| Subdivision | Blackburne    |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6W 1B5       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Patio            |
| Parking   | Double Garage Attached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation |
| Roof              | Wood Shingles  |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 18th, 2025  
Days on Market                30  
Zoning                            Zone 55  
HOA Fees                        90  
HOA Fees Freq.                Annually

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