

## **\$685,999 - 1604 Blackmore Court, Edmonton**

---

MLS® #E4444366

### **\$685,999**

5 Bedroom, 3.50 Bathroom, 2,207 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

This fabulous 2 Storey was custom built in 2003 and is located in the premier section of Southbrook. The home offers 2212 Sq. Ft. of quality construction and high-end finishing. Features include 9 foot ceilings on the main floor, california knockdown ceiling texture, hardwood & ceramic tile floors through most of the home, modern paint tones, upgraded trim package and more. Any chef will be delighted with the stunning maple kitchen with an oversized island and loads of cabinets and counter top space. The designer ceramic tile backsplash adds additional ambience and there is also a large garden window over the kitchen sink to provide loads of natural light. Open to the kitchen is the dining area and great room featuring the gas fireplace with marble surround and classy shelving above. Completing the main floor is the cozy den, mud room with laundry and 2-piece bath. The upper level features 3 large bedrooms, all with walk-in closets.

Built in 2003

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4444366  |
| Price     | \$685,999 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,207                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1604 Blackmore Court |
| Area        | Edmonton             |
| Subdivision | Blackmud Creek       |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 1J2              |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Hot Water Natural Gas |
| Parking   | Double Garage Attached               |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Fireplace         | Yes                                                                                                             |
| Fireplaces        | Mantel, Tile Surround                                                                                           |
| Stories           | 3                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Finished                                                                                                  |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Other, Asphalt, Stone, Vinyl          |
| Exterior Features | Corner Lot, Fenced, Playground Nearby |
| Roof              | Asphalt Shingles                      |
| Construction      | Other, Asphalt, Stone, Vinyl          |

Foundation                      Block, Brick, Stone

**Additional Information**

Date Listed                      June 26th, 2025

Days on Market                131

Zoning                            Zone 55

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 November 4th, 2025 at 4:47am MST