

## \$499,900 - 419 Blackburn, Edmonton

MLS® #E4431609

### \$499,900

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

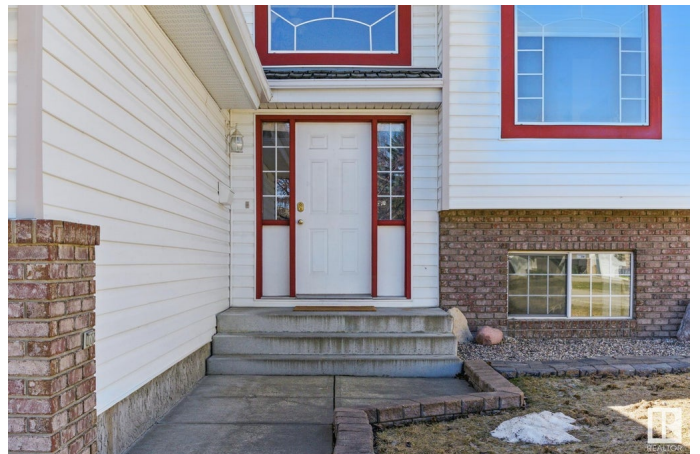
Blackburne, Edmonton, AB

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® # | E4431609  |
| Price  | \$499,900 |



|                |                        |
|----------------|------------------------|
| 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 | Off Street Parking, Deck |
| Parking   | Double Garage Attached   |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Wood Shingles                                                                                               |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 25               |
| Zoning         | Zone 55          |
| HOA Fees       | 90               |
| 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 May 13th, 2025 at 6:47pm MDT