

## \$574,500 - 366 Blackburn Drive, Edmonton

MLS® #E4441455

**\$574,500**

3 Bedroom, 2.50 Bathroom, 1,948 sqft

Single Family on 0.00 Acres

Blackburne, Edmonton, AB

Welcome to 366 Blackburn Drive East SW â€” a beautifully upgraded, 1950 sq ft, energy-efficient home in a quiet, scenic neighborhood. This 3-bedroom, 2.5-bath home features upgraded appliances, central A/C, and high-end finishes throughout. A 2022 energy audit confirmed the homeâ€™s efficiency is comparable with a new build, providing both comfort and long-term savings. The bright main floor flows seamlessly through the living, dining, and kitchen areasâ€”ideal for both daily living and entertaining. Upstairs, enjoy a spacious primary suite and ensuite with a large walk-in closet, plus two additional bedrooms and a full bath. The basement is unfinished and ready for your personal vision. Located in a beautiful community surrounded by walking trails and mature trees, this home offers peace, privacy, and easy access to amenities. A rare opportunity to own in one of South Edmontonâ€™s most desirable areas!

Built in 1999

### Essential Information

MLS® #	E4441455
Price	\$574,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,948
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	366 Blackburn Drive
Area	Edmonton
Subdivision	Blackburne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1B8

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped
Roof	Cedar Shakes
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 10th, 2025  
Days on Market                16  
Zoning                              Zone 55  
HOA Fees                         90  
HOA Fees Freq.                Annually

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