

\$574,500 - 366 Blackburn East 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 East 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 6
Zoning Zone 55
HOA Fees 90
HOA Fees Freq. Annually

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