

\$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 20
Zoning Zone 55
HOA Fees 90
HOA Fees Freq. Annually

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