

## \$239,900 - 314 905 Blacklock Way, Edmonton

MLS® #E4434073

**\$239,900**

2 Bedroom, 2.00 Bathroom, 1,033 sqft

Condo / Townhouse on 0.00 Acres

Blackburne, Edmonton, AB

Top Floor Corner Unit with Ravine Views in the highly sought after Blackburne Park Building! This well maintained 1000sq/ft unit features 2 bedrooms, 2 full baths & 2 underground parking stalls. The Primary Bedroom overlooks the trees and has a large walkthrough closet and full en-suite. Great open concept layout with spacious living room is highlighted by a gas fireplace, vaulted ceilings and bright large windows. This unit boasts plenty of storage and in-suite laundry. Enjoy your balcony (incl gas hookup) overlooking the ravine and wildlife. Underground parking stalls are titled plus there is a large storage cage included. Blackburne is a prime location, close to parks, ravine trails, shopping, amenities and the Anthony Henday and Calgary Trail. This Rare is a true Must See!

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434073  |
| Price          | \$239,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,033     |
| Acres          | 0.00      |
| Year Built     | 2003      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 314 905 Blacklock Way |
| Area        | Edmonton              |
| Subdivision | Blackburne            |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1M7               |

### Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Storage-In-Suite, Storage Cage |
| Parking Spaces | 2                                                                                                       |
| Parking        | Underground                                                                                             |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Water                                                                             |
| Fireplace         | Yes                                                                                          |
| Fireplaces        | Corner                                                                                       |
| # of Stories      | 3                                                                                            |
| Stories           | 1                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | None, No Basement                                                                            |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                  |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Private Setting, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                             |
| Construction      | Wood, Vinyl                                                                  |
| Foundation        | Concrete Perimeter                                                           |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 2             |
| Zoning         | Zone 55       |
| Condo Fee      | \$551         |

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Listing information last updated on May 4th, 2025 at 5:47am MDT