

Courtesy Of Erin Holowach Of ComFree

# \$699,786 - 1604 Blackmore Court, Edmonton

MLS® #E4420606

**\$699,786**

5 Bedroom, 3.50 Bathroom, 2,207 sqft  
Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

This fabulous 2 Storey was custom built in 2003 and is located in the premier section of Southbrook. The home offers 2212 Sq. Ft. of quality construction and high-end finishing. Features include 9 foot ceilings on the main floor, california knockdown ceiling texture, hardwood & ceramic tile floors through most of the home, modern paint tones, upgraded trim package and more. Any chef will be delighted with the stunning maple kitchen with an oversized island and loads of cabinets and counter top space. The designer ceramic tile backsplash adds additional ambience and there is also a large garden window over the kitchen sink to provide loads of natural light. Open to the kitchen is the dining area and great room featuring the gas fireplace with marble surround and classy shelving above. Completing the main floor is the cozy den, mud room with laundry and 2-piece bath. The upper level features 3 large bedrooms, all with walk-in closets.



Built in 2003

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4420606  |
| Price     | \$699,786 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,207                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 1604 Blackmore Court |
| Area        | Edmonton             |
| Subdivision | Blackmud Creek       |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 1J2              |

### **Amenities**

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Hot Water Natural Gas |
| Parking   | Double Garage Attached               |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Other, Asphalt, Stone, Vinyl          |
| Exterior Features | Corner Lot, Fenced, Playground Nearby |
| Roof              | Asphalt Shingles                      |
| Construction      | Other, Asphalt, Stone, Vinyl          |

Foundation           Block, Brick, Stone

### **Additional Information**

Date Listed           February 6th, 2025

Days on Market      76

Zoning                Zone 55

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Listing information last updated on April 23rd, 2025 at 5:32pm MDT