

## **\$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                86

Zoning                            Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 3:02pm MDT