

## \$668,000 - 214 Byrne Place, Edmonton

MLS® #E4427491

**\$668,000**

4 Bedroom, 3.00 Bathroom, 1,624 sqft  
Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

Welcome to Blackmud Creek - a wonderful neighborhood that overlooks the Blackmud Creek Ravine. Step inside the stunning Fully DEVELOPED BASEMENT bungalow with spacious living space - 4 bedrooms, 2 office/den, hobby/crafts room, family/recreation room, 3 baths, and ample storage. High quality is found around every corner, from the open-concept floor plan with the perfect layout to the hardwood flooring and a fireplace in the living room. The home features a 9 ft ceiling and a modernized cabinet seamlessly connected to the dining area and living room. The charming SUNROOM overlooks the beautiful backyard. Enjoy your cup of coffee with rich sunlight. The main level is completed with a laundry area, a 4-piece bath, a 2nd bedroom, and a den. The basement is fully finished with 2 bedrooms, 1 den, 1 hobby/craft room, a family/recreation room, 1 full bath, a wet bar, and lots of storage space. This home is in a cul-de-sac and close to all amenities. There is a ton of value in this home! A MUST-SEE.

Built in 2000

### Essential Information

MLS® #	E4427491
Price	\$668,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,624
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	214 Byrne Place
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1E3

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Sunroom, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Fenced, Landscaped, Schools, Shopping Nearby, See

	Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Roberta MacAdams School
Middle	D.S. MacKenzie School
High	Dr. Anne Anderson School

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	9
Zoning	Zone 55

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