

## **\$898,888 - 1603 Blackmore Court, Edmonton**

MLS® #E4432500

**\$898,888**

7 Bedroom, 6.50 Bathroom, 3,476 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

AMAZING LOCATION in BLACKMUD CREEK, in a QUIET KEYHOLE, steps to RAVINE, TRAILS & SCHOOLS. One-of-a-kind CUSTOM HOME designed for flexibility for LARGE FAMILIES, MULTI-GENERATIONAL LIVING & INCOME POTENTIAL. The SOUTHWEST YARD features a SPACIOUS DECK and STONE PATIO to enjoy summer evenings. Step inside this FULLY FINISHED 3475 sq.ft. 2 STOREY HOME WITH LEGAL BASEMENT SUITE. The foyer with SOARING CEILINGS leads to the FORMAL DINING & GREATROOM. Moving to the heart of the home, the CHEF'S KITCHEN with GAS COOKTOP, BUILT-IN DUAL OVENS, WALKTHROUGH PANTRY, LIVING & DINING AREA with 2 SIDED FIREPLACE, is breathtaking, as sunlight washes over the space. The MAIN FLOOR BEDROOM with 4PC ENSUITE is perfect for extended family or guests. Upstairs is your OVERSIZED PRIMARY BEDROOM, SPA LIKE 5 PC ENSUITE & WALK-IN CLOSET, LAUNDRY, 3rd BEDROOM WITH 3 PC ENSUITE, 4th BEDROOM, 4 pc MAIN BATH, & huge 5th BEDROOM or BONUS ROOM. The SPACIOUS 2 BED/2 BATH, LEGAL SUITE is perfect for RENTAL INCOME or MULTIGEN LIVING.

Built in 2010



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4432500               |
| Price          | \$898,888              |
| Bedrooms       | 7                      |
| Bathrooms      | 6.50                   |
| Full Baths     | 6                      |
| Half Baths     | 1                      |
| Square Footage | 3,476                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1603 Blackmore Court |
| Area        | Edmonton             |
| Subdivision | Blackmud Creek       |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 1J2              |

## Amenities

|                |                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                  |
| Parking        | Double Garage Attached                                                                                             |

## Interior

|                   |                                                                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                  |
| Appliances        | Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Stove-Countertop Gas, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                               |
| Fireplaces        | Double Sided                                                                                                                                                                                                                      |

|              |                |
|--------------|----------------|
| Stories      | 3              |
| Has Suite    | Yes            |
| Has Basement | Yes            |
| Basement     | Full, Finished |

## Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                           |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Stucco                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                     |

## School Information

|            |                          |
|------------|--------------------------|
| Elementary | ROBERTA MAKCENZIE SCHOOL |
| Middle     | DS MACKENZIE SCHOOL      |
| High       | DR. ANNE ANDERSON SCHOOL |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 53               |
| Zoning         | Zone 55          |

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Listing information last updated on June 16th, 2025 at 12:17pm MDT