

Courtesy Of Rob Aldridge Of Blackmore Real Estate

## \$799,900 - 1622 Blackmore Court, Edmonton

MLS® #E4439291

**\$799,900**

5 Bedroom, 4.00 Bathroom, 2,518 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

Amazing custom built air conditioned home on a huge 985m2 park like lot in the beautiful neighborhood of Blackmud Creek. This light filled home has 5 bedrooms an office and 4 full baths with over 3500 sq. ft. of developed space and storage galore! The kitchen has granite countertops with waterfall edges, stainless steel appliances, a corner pantry and lots of cupboards with many pull out drawers on the lowers for your convenience. Your lovely living room has a gas fireplace and there is a family room in the finished basement with large laundry room. Upstairs a Primary suite with corner tub, separate shower and walk in closet with 2 more bedrooms and bonus room. Off the dining room is a screened in porch where you can enjoy the breeze overlooking your own private park. You have concrete pads for your bbq/ dining area as well as one for the family fire pit and a large shed. The double attached garage is heated and insulated. Trails, parks, groceries, restaurants and schools are all nearby. Come see!

Built in 2003

### Essential Information

MLS® # E4439291

Price \$799,900



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,518
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1622 Blackmore Court
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1J2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Exercise Room, Fire Pit, No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Macadams / Otterson
Middle	Mackenzie / Aquinas
High	Ainly / St. Laurent

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	12
Zoning	Zone 55

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Listing information last updated on June 10th, 2025 at 10:48am MDT