

## \$221,000 - 452 2096 Blackmud Creek Drive, Edmonton

MLS® #E4444249

**\$221,000**

2 Bedroom, 2.00 Bathroom, 878 sqft

Condo / Townhouse on 0.00 Acres

Blackmud Creek, Edmonton, AB

Great starter home or investment opportunity in the quiet community of Blackmud Creek. This well kept top floor 878 Sqft condo boasts open concept living room with a fireplace, kitchen and dining area. Spacious master bedroom has its on en-suite bathroom and lots of natural light. The 2nd bedroom is very spacious as well. For the BBQ/outdoors lovers there is a balcony! There is also a storage with the underground parking stall. Across from an elementary school, next to a shopping complex, and public transportation right outside the building. OPPORTUNITY, LOCATION, CONDITION!

Built in 2007

### Essential Information

MLS® #	E4444249
Price	\$221,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	878
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status	Active
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## Community Information

Address	452 2096 Blackmud Creek Drive
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0G1

## Amenities

Amenities	See Remarks
Parking	Underground

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	June 25th, 2025
Days on Market	70
Zoning	Zone 55
Condo Fee	\$454

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