

## \$249,000 - 443 2096 Blackmud Creek Drive, Edmonton

MLS® #E4449685

**\$249,000**

2 Bedroom, 2.00 Bathroom, 1,079 sqft

Condo / Townhouse on 0.00 Acres

Blackmud Creek, Edmonton, AB

Affordable TOP FLOOR Condo with Neighbourhood Views! Spacious and extremely well maintained, this unit offers 1080 sq feet of comfortable living space. Thoughtful upgrades like NEW CARPET, newer vinyl plank flooring, and paint makes this condo feel brand new! A well designed floorpan for all - couples, roommates, students, small families, or investors! The kitchen is spacious, adjacent to the dinette, and overlooking the large living room with gas fireplace. Tons of space in both bedrooms, and each have their own 4 piece bathrooms. An impressive in-suite laundry room with full sized washer/dryer provides ample storage space. Your summer just got an upgrade! This condo has the best views in the complex, large deck, & natural gas BBQ hookup. PLUS, a heated underground parking stall and storage cage are included! The building itself is well-equipped with a party room and 2 gyms. PLUS it's located across from a school/park, close to grocery shopping and all amenities, public transportation, and more. Pets OK!

Built in 2007

### Essential Information

MLS® # E4449685

Price \$249,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,079
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	443 2096 Blackmud Creek Drive
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0G1

### Amenities

Amenities	Deck, Exercise Room, Parking-Visitor, Party Room, Security Door, Social Rooms, Natural Gas BBQ Hookup
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

**School Information**

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

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	4
Zoning	Zone 55
Condo Fee	\$553

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Listing information last updated on July 27th, 2025 at 9:47pm MDT