

## \$225,000 - 344 2096 Blackmud Creek Drive, Edmonton

MLS® #E4433407

**\$225,000**

2 Bedroom, 2.00 Bathroom, 876 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 3rd floor 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. Other amenities within the condo are: games room, exercise room, social room and a guest suite. 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® #         | E4433407          |
| Price          | \$225,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 876               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 344 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        | 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, Golf Nearby, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Stone, Vinyl                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 98               |
| Zoning         | Zone 55          |
| Condo Fee      | \$463            |

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Listing information last updated on August 6th, 2025 at 5:47am MDT