

## \$225,000 - 452 2096 Blackmud Creek Drive, Edmonton

MLS® #E4444249

**\$225,000**

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	\$225,000
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

### 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 56  
Zoning Zone 55  
Condo Fee \$454

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