

## \$217,000 - 344 2096 Blackmud Creek Drive, Edmonton

MLS® #E4433407

**\$217,000**

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	\$217,000
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	120
Zoning	Zone 55
Condo Fee	\$463

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