# \$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 invesment 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 vey 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!



#### **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

## **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 113

Zoning Zone 55

Condo Fee \$454

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