

\$285,000 - 334 2096 Blackmud Creek Drive, Edmonton

MLS® #E4461689

\$285,000

2 Bedroom, 2.00 Bathroom, 1,267 sqft

Condo / Townhouse on 0.00 Acres

Blackmud Creek, Edmonton, AB

THE TRADITION AT SOUTHBROOK's Beautiful 1266+ sq. ft. CORNER UNIT CONDO. Featuring 2 BEDROOMS plus DEN, UNDERGROUND & OUTDOOR PARKING stall, CENTRAL AIR & SPACIOUS WRAP BALCONY. Open concept lay out with tons of natural light & MAPLE HARDWOOD FLOORS. Great room with GAS FIREPLACE and patio door access to the balcony plus a lovely DEN with window. Kitchen with STAINLESS STEEL APPLIANCES with BRAND NEW FRIDGE, BLACK QUARTZ COUNTERTOPS, rich maple cabinets & tile flooring plus a GENEROUS DINING AREA. Primary bedroom with walk thru closet and a 4 pc. ensuite, 1 additional bedroom, a 4 pc. main bathroom plus a STACKED WASH AND DRYER. There are 2 TITLED PARKING STALLS, one underground with a storage cage and one outdoor/surface parking stall. FABULOUS CONDO COMPLEX in a GREAT LOCATION close to so many amenities with PERFECT ACCESS to Hwy 2, Anthony Henday & Ellerslie Road! WOW!

Built in 2007

Essential Information

MLS® #	E4461689
Price	\$285,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,267
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	334 2096 Blackmud Creek Drive
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0G1

Amenities

Amenities	Parking-Visitor, Social Rooms, Storage-Locker Room, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Stall, Underground

Interior

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

Exterior

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

School Information

Elementary	Roberta McAdams School
Middle	D.S. Mackenzie School
High	Dr. Anne Anderson School

Additional Information

Date Listed	October 9th, 2025
Days on Market	7
Zoning	Zone 55
Condo Fee	\$675

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 15th, 2025 at 11:02pm MDT