$270,000 - 440 2096 Blackmud Creek Drive, Edmonton

MLS® #E4444141

$270,000

2 Bedroom, 2.00 Bathroom, 1,169 sqft
Condo / Townhouse on 0.00 Acres

Blackmud Creek, Edmonton, AB

TOP FLOOR condo offering a spacious 1192 sq.ft. of living space with a rare and functional layout. Building is wheelchair accessible. Featuring 2 bedrooms, 2 full bathrooms, and a versatile den with French doors, this unit blends comfort, style, and convenience. Enjoy the warm, welcoming living room with a CORNER GAS FIREPLACE and patio doors leading to your OVERSIZED BALCONY with NATURAL GAS HOOK UP. The primary bedroom is generously sized with a walk-in closet and private ensuite featuring dual sinks and a walk-in shower. The second bedroom is also roomy, with private ensuite featuring dual sinks and a walk-in shower. The second bedroom is also roomy, with easy access to the main 4-piece bathroom. IN SUITE WASHER AND DYER, UNDERGROUND HEATED PARKING

Built in 2007

Essential Information

MLS® #	E4444141
Price	$270,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,169
Acres	0.00

Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	440 2096 Blackmud Creek Drive
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0G1

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Party Room, Storage-In-Suite, Storage-Locker Room
Parking	Heated, Underground

Interior

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

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 25th, 2025
Days on Market	31
Zoning	Zone 55
Condo Fee	$577

Listing information last updated on July 26th, 2025 at 11:03am MDT