

## \$249,000 - 443 2096 Blackmud Creek Drive, Edmonton

MLS® #E4449685

**\$249,000**

2 Bedroom, 2.00 Bathroom, 1,079 sqft  
Condo / Townhouse on 0.00 Acres

Blackmud Creek, Edmonton, AB

Affordable TOP FLOOR Condo with Neighbourhood Views! Spacious and extremely well maintained, this unit offers 1080 sq feet of comfortable living space. Thoughtful upgrades like NEW CARPET, newer vinyl plank flooring, and paint makes this condo feel brand new! A well designed floorplan for all - couples, roommates, students, small families, or investors! The kitchen is spacious, adjacent to the dinette, and overlooking the large living room with gas fireplace. Tons of space in both bedrooms, and each have their own 4 piece bathrooms. An impressive in-suite laundry room with full sized washer/dryer provides ample storage space. Your summer just got an upgrade! This condo has the best views in the complex, large deck, & natural gas BBQ hookup. PLUS, a heated underground parking stall and storage cage are included! The building itself is well-equipped with a party room and 2 gyms. PLUS it's located across from a school/park, close to grocery shopping and all amenities, public transportation, and more. Pets OK!

Built in 2007

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4449685  |
| Price  | \$249,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,079                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 443 2096 Blackmud Creek Drive |
| Area        | Edmonton                      |
| Subdivision | Blackmud Creek                |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6W 0G1                       |

### Amenities

|           |                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Exercise Room, Parking-Visitor, Party Room, Security Door, Social Rooms, Natural Gas BBQ Hookup |
| Parking   | Underground                                                                                           |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                                  |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Mantel                                                                                                 |
| # 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 |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                                 |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Roberta Macadams School |
| Middle     | D.S MacKenzie School    |
| High       | Dr Anne Anderson School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 55         |
| Condo Fee      | \$553           |

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 August 1st, 2025 at 2:17am MDT