

## \$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. 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 | 3       |
| Zoning         | Zone 55 |
| Condo Fee      | \$577   |

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Listing information last updated on June 28th, 2025 at 4:32am MDT