

## **\$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
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Days on Market	9
Zoning	Zone 55
Condo Fee	\$577

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Listing information last updated on July 4th, 2025 at 12:02pm MDT