

## \$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,<br>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 | 11                |
| Zoning         | Zone 55           |
| Condo Fee      | \$675             |

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Listing information last updated on October 20th, 2025 at 12:47pm MDT