

## \$260,000 - 440 2096 Blackmud Creek Drive, Edmonton

MLS® #E4453839

**\$260,000**

2 Bedroom, 2.00 Bathroom, 1,169 sqft

Condo / Townhouse on 0.00 Acres

Blackmud Creek, Edmonton, AB

TOP FLOOR condo offering a spacious 1169 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 easy access to the main 4-piece bathroom. IN SUITE WASHER AND DRYER, UNDERGROUND HEATED PARKING

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453839  |
| Price          | \$260,000 |
| 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, Exterior Walls- 2"x6", Guest Suite, Intercom, Parking-Visitor, Party Room, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room |
| Parking   | 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, See Remarks                                                                                                                           |
| # 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, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Stucco, Vinyl                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 15                |
| Zoning         | Zone 55           |
| Condo Fee      | \$577             |

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 September 4th, 2025 at 4:47pm MDT