

## \$225,000 - 123 2098 Blackmud Creek Drive, Edmonton

MLS® #E4443263

**\$225,000**

2 Bedroom, 2.00 Bathroom, 862 sqft

Condo / Townhouse on 0.00 Acres

Blackmud Creek, Edmonton, AB

Are you looking for a condo in the south side? The Tradition at Southbrook is located just off Ellerslie Rd, close to schools , parks and walking trails. Main floor condo offers 2 bedrooms and 2 bathrooms. Primary bedroom offers a walk-through closets and an 3 pcs ensuite. The living room has a corner gas fireplace and stacking washer and dryer. Underground heated parking comes with the condo. Come life the condo life style.

Built in 2004

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4443263               |
| Price          | \$225,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 862                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

Address 123 2098 Blackmud Creek Drive



|             |                |
|-------------|----------------|
| Area        | Edmonton       |
| Subdivision | Blackmud Creek |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 1T7        |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Parking-Visitor, Patio, Security Door |
| Parking Spaces | 1                                     |
| Parking        | Heated, Underground                   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Fan Coil, Natural Gas  |
| Fireplaces        | Corner   |
| # 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 |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Slab   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 68              |
| Zoning         | Zone 55         |
| Condo Fee      | \$454           |

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Listing information last updated on August 25th, 2025 at 10:32am MDT