

## \$214,900 - 242 2096 Blackmud Creek Drive, Edmonton

MLS® #E4463171

**\$214,900**

2 Bedroom, 2.00 Bathroom, 934 sqft

Condo / Townhouse on 0.00 Acres

Blackmud Creek, Edmonton, AB

Beautifully maintained 2-bedroom, 2-bath unit in the quiet and sought-after community of BLACKMUD CREEK! This bright west-facing 2nd-floor unit offers an OPEN-CONCEPT living space with a cozy GAS FIREPLACE, spacious kitchen, and dining area—ideal for entertaining. The primary bedroom features a private ENSUITE and plenty of natural light, while the second bedroom is perfect for guests or a home office. Enjoy your private balcony, great for BBQs or relaxing outdoors. Includes a TITLED UNDERGROUND PARKING stall with storage for added convenience. Building AMENITIES include an exercise room, games room, social room, and guest suite. Fantastic location—across from an elementary school, next to shopping and restaurants, with public transit right outside. Quick access to major routes and the airport. A perfect starter home or investment opportunity!

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463171  |
| Price          | \$214,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 934       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2007                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 242 2096 Blackmud Creek Drive |
| Area        | Edmonton                      |
| Subdivision | Blackmud Creek                |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6W 0G1                       |

### Amenities

|                |                                                                                                                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Exercise Room, Guest Suite, Intercom, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                                     |
| Parking        | Heated, Single Indoor, Underground                                                                                                                                                                    |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Fan Coil, Forced Air-1, Natural Gas                                                  |
| Fireplace         | Yes                                                                                  |
| Fireplaces        | Corner, Mantel                                                                       |
| # of Stories      | 4                                                                                    |
| Stories           | 4                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                        |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Roberta MacAdams School |
| Middle     | Monsignor Fee Otterson  |
| High       | Dr. Anne Anderson HS    |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 55            |
| Condo Fee      | \$491              |

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Listing information last updated on October 27th, 2025 at 11:33am MDT