

## \$224,888 - 106 2098 Blackmud Creek Drive, Edmonton

MLS® #E4438344

**\$224,888**

2 Bedroom, 2.00 Bathroom, 1,076 sqft

Condo / Townhouse on 0.00 Acres

Blackmud Creek, Edmonton, AB

Spacious and well-designed main-floor apartment featuring 2 bedrooms and 2 full bathrooms, ideally located in the community of Blackmud Creek. Enjoy the convenience of having Roberta McAdams School just across the street and a grocery store right around the corner. The generously sized primary bedroom includes a walk-through closet leading to your private 3-piece ensuite. The second bedroom offers great flexibilityâ€”perfect for guests, a home office, or a growing family. Additional features include air conditioning, in-suite laundry, and secure TITLED underground parking with an attached storage unit for added convenience. The building also offers amenities such as a fitness room and billiards room. Excellent opportunity whether you're a first-time buyer, downsizing, or looking for an investment property.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438344  |
| Price          | \$224,888 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,076     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2004                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 106 2098 Blackmud Creek Drive |
| Area        | Edmonton                      |
| Subdivision | Blackmud Creek                |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6W 1T7                       |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Exercise Room, Parking-Visitor, Party Room, See Remarks |
| Parking Spaces | 1  |
| Parking        | Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| 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        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 55        |
| Condo Fee      | \$553          |

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 May 25th, 2025 at 8:17am MDT