

## \$259,900 - 306 2098 Blackmud Creek Drive, Edmonton

MLS® #E4426961

**\$259,900**

2 Bedroom, 2.00 Bathroom, 1,026 sqft  
Condo / Townhouse on 0.00 Acres

Blackmud Creek, Edmonton, AB

Bright and spacious 2 Bedroom, 2 Bath condo in the best LOCATION in Blackmud Creek! Perfectly situated on the 3rd floor, this unit features insuite laundry, and two titled parking stalls. One parking stall is underground and has a storage cage. The other is an above ground energized stall. The open concept living space is filled with natural light, offering freshly painted kitchen cabinetry, a spacious living area, and a private balcony with natural gas bbq hookup. The living room has newer vinyl plank flooring and a corner gas fireplace. The primary bedroom includes a walk-through closet and 3 pc ensuite. The second bedroom is perfect for guests, an office, or a roommate. Central air conditioning. Insuite laundry includes a stackable washer and dryer, and storage space. Amenities include exercise room & social room/library. Located close to shopping, dining, parks, and transit, it is eight minutes drive to the Century Park LRT station. This condo is ideal for first-time buyers, downsizers, or investors!

Built in 2004

### Essential Information

MLS® #	E4426961
Price	\$259,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,026
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	306 2098 Blackmud Creek Drive
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1T7

### **Amenities**

Amenities	Deck, Exercise Room, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, 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	Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	17
Zoning	Zone 55
Condo Fee	\$589

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