

## \$224,900 - 318 2098 Blackmud Creek Drive, Edmonton

MLS® #E4452876

**\$224,900**

2 Bedroom, 1.50 Bathroom, 1,120 sqft

Condo / Townhouse on 0.00 Acres

Blackmud Creek, Edmonton, AB

### GORGEOUS Sun-Soaked Urban Sanctuary!

This pristine 3rd floor gem with southern exposure floods your open living space with natural light! No feeling cramped here with 1,120 sq ft of space: HUGE living area, stunning kitchen features oversized island, dark maple cabinets, granite counters & stainless appliances. Gorgeous hardwood floors throughout, spacious master with ensuite, plus office/den/guest room. Includes stacking washer/dryer in a large storage room, titled underground parking WITH STORAGE CAGE & amazing amenities: fitness room, party room & billiards room. Prime location close to everything! Move-in ready, perfection awaits "your new happy place is here!"

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452876  |
| Price          | \$224,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,120     |
| Acres          | 0.00      |
| Year Built     | 2004      |



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

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 318 2098 Blackmud Creek Drive |
| Area        | Edmonton                      |
| Subdivision | Blackmud Creek                |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6W 1T7                       |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Storage Cage |
| Parking Spaces | 1                                                                                                      |
| Parking        | Heated, Underground                                                                                    |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Fan Coil, 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 | Flat Site, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Stone, Vinyl                                |
| Foundation        | Concrete Perimeter                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 55           |
| Condo Fee      | \$565             |

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Listing information last updated on August 21st, 2025 at 7:47am MDT