

## \$849,900 - 970 Blackmud Creek Crescent, Edmonton

MLS® #E4458596

**\$849,900**

6 Bedroom, 3.50 Bathroom, 1,783 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

Immaculate 1783 sq ft WALKOUT BUNGALOW on a huge 1007 sq meter lot backing onto parkland. Located in prestigious Blackmud Creek, this home was meticulously designed and lovingly maintained. There are too many features and beautiful updates to list, please feast on the images and virtual walk through. The home flows beautifully and combines generous social spaces bathed in natural light with an abundance of bedrooms for your large family. The home is very thoughtfully laid out. The walkout basement flows into one of the larger yards in the city, which once again has been meticulously maintained and it backs onto greenspace with long walking path along a winding creek. The recreation field of Roberta McAdams School is only a few steps away. This home could not be in a better location. Move into this fabulous home today, it is a rare find.

Built in 2002

### Essential Information

MLS® #	E4458596
Price	\$849,900
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,783
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	970 Blackmud Creek Crescent
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1J7

### **Amenities**

Amenities	Air Conditioner
Parking	Double Garage Attached
Is Waterfront	Yes

### **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
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Environmental Reserve, Fenced, Fruit Trees/Shrubs, Golf Nearby, Hillside, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Schools, Shopping Nearby, Stream/Pond, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 19th, 2025

Days on Market                2

Zoning                            Zone 55

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