

\$260,000 - 440 2096 Blackmud Creek Drive, Edmonton

MLS® #E4453839

\$260,000

2 Bedroom, 2.00 Bathroom, 1,169 sqft

Condo / Townhouse on 0.00 Acres

Blackmud Creek, Edmonton, AB

TOP FLOOR condo offering a spacious 1169 sq.ft. of living space with a rare and functional layout. Building is wheelchair accessible. Featuring 2 bedrooms, 2 full bathrooms, and a versatile den with French doors, this unit blends comfort, style, and convenience. Enjoy the warm, welcoming living room with a CORNER GAS FIREPLACE and patio doors leading to your OVERSIZED BALCONY with NATURAL GAS HOOK UP. The primary bedroom is generously sized with a walk-in closet and private ensuite featuring dual sinks and a walk-in shower. The second bedroom is also roomy, with easy access to the main 4-piece bathroom. IN SUITE WASHER AND DRYER, UNDERGROUND HEATED PARKING

Built in 2007

Essential Information

MLS® #	E4453839
Price	\$260,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,169
Acres	0.00
Year Built	2007



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

Community Information

Address	440 2096 Blackmud Creek Drive
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0G1

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exercise Room, Exterior Walls- 2"x6", Guest Suite, Intercom, Parking-Visitor, Party Room, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, See Remarks
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 20th, 2025
Days on Market	18
Zoning	Zone 55
Condo Fee	\$577

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 September 7th, 2025 at 5:47pm MDT