

## \$244,900 - 220 2098 Blackmud Creek Drive, Edmonton

MLS® #E4428857

**\$244,900**

2 Bedroom, 2.00 Bathroom, 1,074 sqft

Condo / Townhouse on 0.00 Acres

Blackmud Creek, Edmonton, AB

Welcome to the beautiful Tradition at Southbrook complex! This spacious unit on the 2nd floor has just under 1100 sq feet and offers many incredible features including a huge open concept gourmet kitchen featuring solid maple cabinets and a breakfast bar & dinette. There are 2 spacious bedrooms (including over-sized primary bedroom w/ walk through his & her closet & ensuite bathroom). The unit also has 2 full bathrooms, a gas corner fire place, huge in suite laundry/storage room, a private balcony w/ gas bbq hook up, & a underground TITLED heated parking stall w/ storage! The well managed building also has plenty of amenities including: a recreation room, a social rooms, gym, a guest suite & theatre! Location of this unit is perfect just minutes from all major amenities, steps from great schools, parks & walking trails. Minutes to major transportation routes (Anthony Henday, Calgary Trail. Don't miss this great opportunity to own or invest in this great complex!

Built in 2004

### Essential Information

MLS® # E4428857

Price \$244,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,074
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	220 2098 Blackmud Creek Drive
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1T7

### Amenities

Amenities	Deck, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Social Rooms
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, 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	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land,

	No Back Lane, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	17
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 April 20th, 2025 at 8:17am MDT