

Courtesy Of Joanne Morrison Of MaxWell Challenge Realty

## \$279,900 - 314 2098 Blackmud Creek Drive, Edmonton

MLS® #E4423057

**\$279,900**

2 Bedroom, 2.00 Bathroom, 1,080 sqft  
Condo / Townhouse on 0.00 Acres

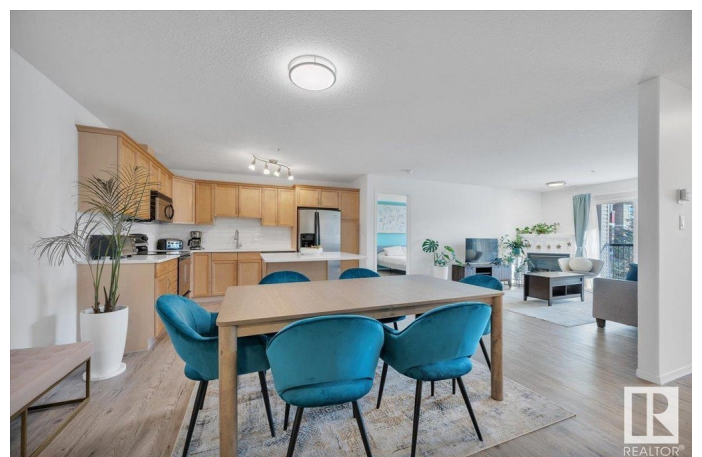
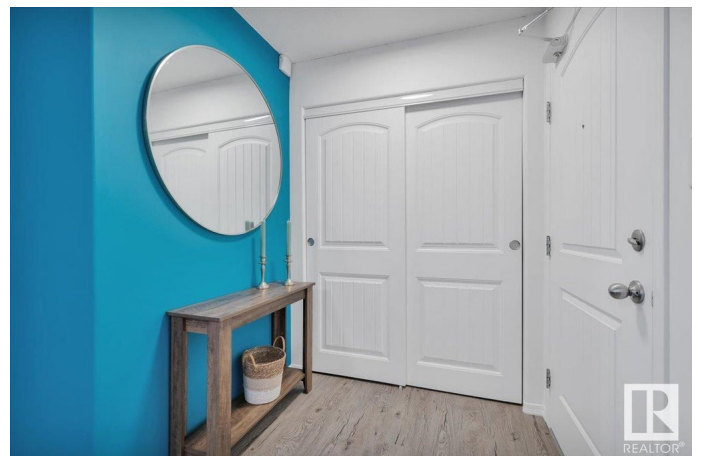
Blackmud Creek, Edmonton, AB

ALL FURNISHINGS STAY - MOVE IN READY - TOTALLY RENOVATED! Spacious 1080 sq.ft. 2 Bed 2 Bath Condo. QUICK POSSESSION. 'Tradition at Southbrook', Bright High-quality finishes & tasteful updates throughout. Open-concept design, bright living room, corner gas fireplace, spacious island kitchen & large dining area. East-facing balcony, plenty of natural light, includes gas BBQ hookup for outdoor enjoyment. Key Features fresh, modern full professionally repainted. Heated underground parking stall with large storage cage, plus option to rent additional parking stalls. Has Central AC & In-suite laundry. PET FRIENDLY. Amenities include 2 fitness rooms, games room, a theatre, a social lounge & guest suites available for visitors. Prime Location situated across from park & just steps from Blackmud Creek Ravine trails. Close to shopping, Anthony Henday, Gateway/Calgary Trail & only 10 minutes to airport. Excellent opportunity for first-time buyers, downsizers, investors, looking for turnkey solution.

Built in 2004

### Essential Information

MLS® #	E4423057
Price	\$279,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,080
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	314 2098 Blackmud Creek Drive
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1T7

### **Amenities**

Amenities	Air Conditioner, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Secured Parking, Social Rooms, Storage Cage
Parking Spaces	1
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Furniture Included, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	4
Has Basement	Yes
Basement	See Remarks

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	February 27th, 2025
Days on Market	35
Zoning	Zone 55
Condo Fee	\$553

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Listing information last updated on April 3rd, 2025 at 5:47pm MDT