

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

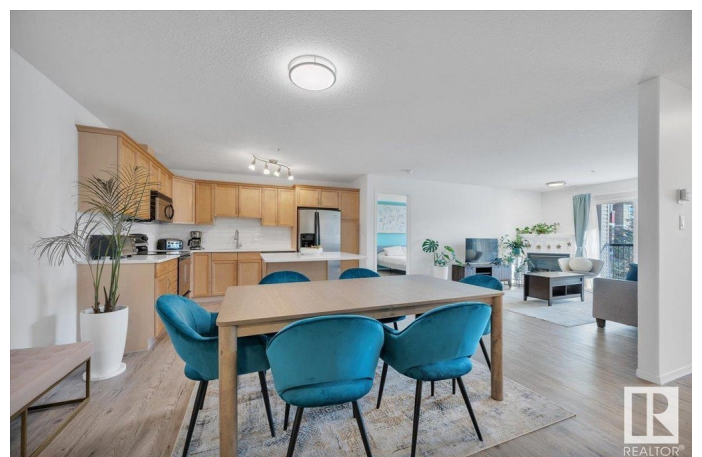
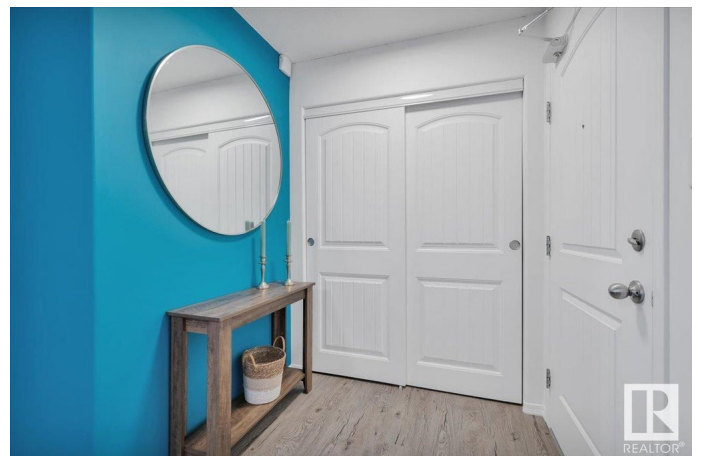
Blackmud Creek, Edmonton, AB

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 | 34                  |
| Zoning         | Zone 55             |
| Condo Fee      | \$553               |

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Listing information last updated on April 1st, 2025 at 11:17pm MDT