

## **\$269,800 - 101 2098 Blackmud Creek Drive, Edmonton**

MLS® #E4447884

**\$269,800**

2 Bedroom, 2.00 Bathroom, 1,217 sqft

Condo / Townhouse on 0.00 Acres

Blackmud Creek, Edmonton, AB

Welcome to this main floor, open-concept 2-bedroom condo offering 1216 square feet of living space. Newer vinyl plank flooring throughout. Bright and spacious livingroom has large windows, filling the space with natural light for a bright and sunny feel. There is a corner gas fireplace and patio doors opening to a huge wrap-around deck, perfect for relaxing or entertaining. Island kitchen has ample cabinetry, generous counter space, and newer appliances. The large primary bedroom offers a walk-through closet and 4-piece ensuite. A second bedroom and oversized laundry room provide plenty of space for storage. Stay cool in the summer with new central air conditioning. Newer paint as well. This unit includes two titled parking stalls—one underground and one surface. Building amenities include an exercise room and a social room/library. Located near shopping, dining, parks, and transit, with Century Park LRT just 8 minutes away. This condo is perfect for first-time buyers, downsizers, or investors!

Built in 2004

### **Essential Information**

MLS® # E4447884

Price \$269,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,217                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 101 2098 Blackmud Creek Drive |
| Area        | Edmonton                      |
| Subdivision | Blackmud Creek                |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6W 1T7                       |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Air Conditioner, Deck |
| Parking Spaces | 2                     |
| Parking        | Underground           |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Fan Coil, Natural Gas                                                                                                                           |
| # of Stories      | 4                                                                                                                                               |
| Stories           | 1                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | None, No Basement                                                                                                                               |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                            |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stone, Vinyl                       |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 65              |
| Zoning         | Zone 55         |
| Condo Fee      | \$663           |

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 18th, 2025 at 4:17pm MDT