

# \$269,900 - 433 2096 Blackmud Creek Drive, Edmonton

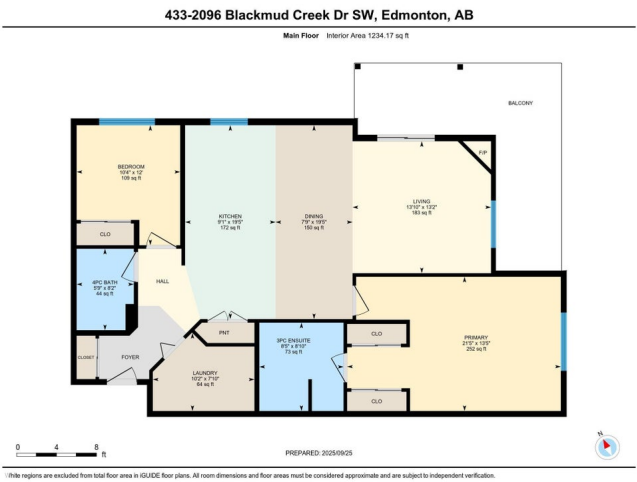
MLS® #E4459484

**\$269,900**

2 Bedroom, 2.00 Bathroom, 1,234 sqft  
Condo / Townhouse on 0.00 Acres

Blackmud Creek, Edmonton, AB

This exceptional 1,234 sq. ft. top-floor, corner unit offers 2 bedrooms, 2 bathrooms, in-suite laundry, TWO titled parking stalls (#323 outside and #512 underground), and air-condition for the unit. The kitchen features granite countertops, stainless-steel appliances, a small island, and plenty of cupboard space. The bright, open-concept living room opens onto a southeast-facing balcony through sliding glass doors. The primary bedroom boasts a walk-through closet and a private 3-piece ensuite, while the second bedroom is conveniently located next to a 4-piece bathroom—perfect for guests or family. Other amenities within the condo are: games room, exercise room, social room and a guest suite. Close to schools, shopping, and public transportation, with easy access to Calgary Trail and Anthony Henday.



Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459484  |
| Price          | \$269,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,234     |
| Acres          | 0.00      |

|            |                        |
|------------|------------------------|
| Year Built | 2007                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 433 2096 Blackmud Creek Drive |
| Area        | Edmonton                      |
| Subdivision | Blackmud Creek                |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6W 0G1                       |

### Amenities

|                |                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Patio, Secured Parking, Security Door, Social Rooms, Storage Cage |
| Parking Spaces | 2                                                                                                                                         |
| Parking        | Stall, Underground                                                                                                                        |

### Interior

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

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 10                   |
| Zoning         | Zone 55              |
| Condo Fee      | \$663                |

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Listing information last updated on October 5th, 2025 at 12:17am MDT