

Courtesy Of Barry Candelora Of MaxWell Polaris

## **\$237,000 - # 310 2098 Blackmud Creek Drive Sw, Edmonton**

MLS® #E4239550

### **\$237,000**

2 Bedroom, 2.00 Bathroom, 1,228 sqft  
Condo / Townhouse on 0.02 Acres

Blackmud Creek, Edmonton, AB

Beautiful well kept 3rd Floor East Facing 1228Sq.Ft FULL AC/2Bdrms/2Full Baths/NOBODY BELOW YOU CONDO! With 2-TITLED STALLS #145/#261 in the Complex "The Traditions At Southbrook!" Upon entry you are greeted w/a large private entry way w/a Mirrored Closet & a Large Laundry/Storage Room. Then around to the Open Concept Kitchen with 5 S/S Appliances, Undermount Lighting and an Eating Bar Island. Then a Separate Dining Room for 6+Guests along w/a corner Living Room w/a GAS FIREPLACE & access to your East Facing Balcony! The Oversized Primary Bdrm has a Walk-Thru Mirrored Closets & a Full 3pc ENSUITE with Linen Storage. The 2nd Oversized Bdrm is located right across from the main 4pc Bath! Great Building that has a GUEST SUITE, SOCIAL ROOM, THEATRE ROOM, EXERCISE & GAMES ROOM! You also have 1 Underground Heated Stall right across from the Elevator & a Surface Stall next to the front entrance. This Building has a great location right across from the New K-6 SCHOOL with ETS right out front & next to Sobey's!

Built in 2004

### **Essential Information**

MLS® # E4239550



Price	\$237,000
Bedrooms	2
Bedrooms Above Grade	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,228
Acres	0.02
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	ACTIVE

### Community Information

Address	# 310 2098 Blackmud Creek Drive Sw
Area	Edmonton
Community	Blackmud Creek
Condo	Tradition At Southbrook The
City	Edmonton
County	ALBERTA
State	AB
Zip Code	T6W 1T7

### Amenities

Features	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, Closet Organizers, Exercise Room, Guest Suite, Laundry-In-Suite, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, Cable TV Connection
Parking Spaces	2
Parking	Front Drive Access, Heated, Off Street, Underground

### Interior

Interior	Carpet, Linoleum
Interior Features	Dishwasher-Built-In, Garage Control, Microwave Hood Cover, Refrigerator, Stove-Electric, Window Coverings, Stacked Washer/Dryer, Air Conditioning-Central
Heating	Fan Coil, Hot Water
Fireplace	Yes

Fireplaces	Gas, Mantel, Corner
# of Stories	1
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior	Vinyl, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Airport Nearby, Fruit Trees/Shrubs, Private Setting, Public Swimming Pool, Ski Hill, View City
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **School Information**

Elementary	ROBERTA MacADAMS
Middle	DUGGAN/D.S MacKENZIE
High	D.A. ANDERSON

### **Additional Information**

Date Listed	April 21st, 2021
Zoning	RA7
Condo Fee	\$575

Disclaimer: Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on August 2nd, 2021 at 1:01am CDT