

## \$225,000 - 125 2098 Blackmud Creek Drive, Edmonton

MLS® #E4444076

**\$225,000**

2 Bedroom, 2.00 Bathroom, 849 sqft

Condo / Townhouse on 0.00 Acres

Blackmud Creek, Edmonton, AB

The Tradition at Southbrook complex is just off Ellerslie road, close to shopping , schools and the Anthony Henday. This main floor 2 bedroom , 2 bath condo has laminate flooring, galley style kitchen and a gas fireplace. Enjoy the heated underground parking stall. Great investment.

Built in 2004

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4444076               |
| Price          | \$225,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 849                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 125 2098 Blackmud Creek D |
| Area        | Edmonton                  |
| Subdivision | Blackmud Creek            |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6W 1T7  |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Parking-Visitor, Patio, Security Door |
| Parking Spaces | 1                                     |
| Parking        | Heated, Underground                   |

### **Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Fan Coil, Natural Gas                                            |
| # of Stories      | 4                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### **Exterior**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 89              |
| Zoning         | Zone 55         |
| Condo Fee      | \$454           |

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Listing information last updated on September 19th, 2025 at 10:02pm MDT