

# \$225,000 - 123 2098 Blackmud Creek Drive, Edmonton

MLS® #E4443263

## \$225,000

2 Bedroom, 2.00 Bathroom, 862 sqft  
Condo / Townhouse on 0.00 Acres

Blackmud Creek, Edmonton, AB

Are you looking for a condo in the south side? The Tradition at Southbrook is located just off Ellerslie Rd, close to schools, parks and walking trails. Main floor condo offers 2 bedrooms and 2 bathrooms. Primary bedroom offers a walk-through closets and an 3 pcs ensuite. The living room has a corner gas fireplace and stacking washer and dryer. Underground heated parking comes with the condo. Come live the condo life style.

Built in 2004

### Essential Information

MLS® #	E4443263
Price	\$225,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	862
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address 123 2098 Blackmud Creek Drive



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
Fireplaces	Corner
# 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	Slab

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	71
Zoning	Zone 55
Condo Fee	\$454

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 August 28th, 2025 at 7:02pm MDT