



**116, 2098 BLACKMUD CREEK Drive SW**  
**Edmonton, Alberta**

**MLS # A2303743**



**\$169,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Blackmud Creek                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 878 sq.ft.                         | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** -

**Basement:** -

**Exterior:** Stone, Vinyl Siding, Wood Siding

**Foundation:** -

**Features:** Closet Organizers, Elevator, No Smoking Home, Storage, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 466

**LLD:** -

**Zoning:** Residential

**Utilities:** -

**Inclusions:** None

Welcome to this 1-bedroom, 1-bathroom condo ideally located near schools, parks, walking trails, shopping, and public transit. Conveniently situated on the main floor, this unit offers easy access along with a private outdoor space. The functional kitchen provides ample cabinetry and counter space, while the living room features a cozy gas fireplace and a large window allowing for plenty of natural light. The dining area opens onto a private main-floor deck—perfect for enjoying some outdoor space. Additional features include a titled underground parking stall and an in-suite storage/laundry area for added convenience. This property presents a great opportunity for first-time buyers, investors, or those looking to add value. The unit is being sold in as-is condition, with no warranties or representations on measurements or the condition of appliances or inclusions. Buyers are encouraged to conduct their own due diligence. Condominium documents will be provided; however, buyers should rely on their own review. Preference will be given to offers without conditions.