



GRASSROOTS

REALTY GROUP

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116, 2098 BLACKMUD CREEK Drive SW
Edmonton, Alberta

MLS # A2303743



\$169,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 466
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	Residential
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, No Smoking Home, Storage, Vinyl Windows		

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.