



## 2096 BLACKMUD CREEK Drive 348 Edmonton AB

\$169,000

Welcome Home to the prestigious Traditions at Southbrook (Blackmud Creek)! 1 Bedroom, 1 Bathroom condo in pristine condition with a TITLED Underground parking stall. Clean soft carpet in the living areas and linoleum in the kitchen. Relax in the Living Room with a Gas Fireplace for those chilly nights. Located on the 3rd floor and the building has been well-maintained. Amenities Include Fitness Room, Social room and Billiards Room! Guest Suite can be rented on a nightly basis. Pets allowed with board approval. Condo fees include Heat, Water and Sewage. Prime location, close to the Anthony Henday, Edmonton International Airport, Shopping Malls and enjoy Biking and Walking Trails with being only steps away from Blackmud Creek! The building is conveniently situated across the street from a professional building including, pharmacy, restaurants, dental and medical clinic, daycare, barber shop and a fitness center. Direct access to the QE2, Ellerslie Rd. Ideal for 1st time buyers/investors.

Listing Presented By:



Originally Listed by:  
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