

## **\$575,000 - 950 Blackmud Creek Crescent, Edmonton**

MLS® #E4456980

**\$575,000**

4 Bedroom, 2.50 Bathroom, 1,929 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

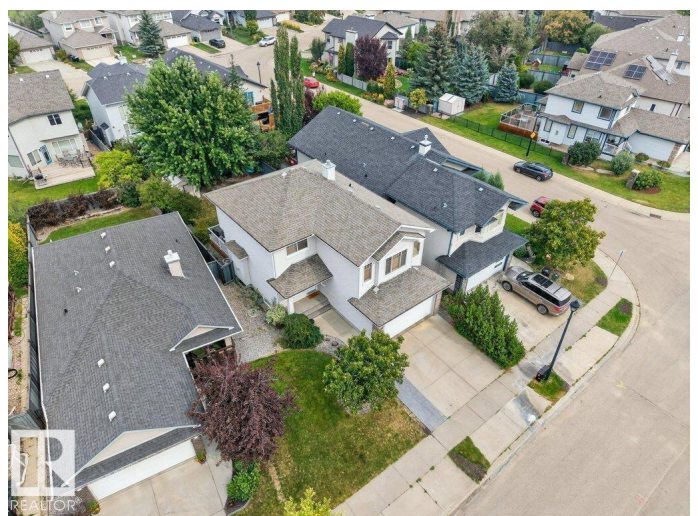
Welcome to Blackmud Creek, one of Edmonton's most desirable family communities! This move-in ready 1929 sq ft 2-storey offers the perfect blend of comfort, space, and convenience for growing families. A spacious foyer opens to a bright and inviting great room w/9' ceilings, hardwood floors, a cozy gas F/P, and bright windows overlooking the private, landscaped backyard with stone patio, maint.-free deck & shed. The dining nook flows into a functional kitchen complete with pantry, island, and ample counter & storage. A large mud/laundry room and half bath round out the main floor. Upstairs, enjoy a sunny south-facing bonus room with 10' ceilings—ideal for family movie nights or a kids' play space. 2 cozy bedrooms and a primary suite w/soaker tub & shower complete the upper level. The FF basement expands the living space with a huge recreation room, additional bedroom, and utility room. Extras include A/C, water softener, reverse osmosis system + easy access to schools, pub trans, shopping, QE2 & Henday.

Built in 2003

### **Essential Information**

MLS® # E4456980

Price \$575,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,929                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 950 Blackmud Creek Crescent |
| Area        | Edmonton                    |
| Subdivision | Blackmud Creek              |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 1J3                     |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, No Smoking Home, Patio, Vinyl Windows |
| Parking Spaces | 4                                                            |
| Parking        | Double Garage Attached                                       |

### Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Conditioner, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                    |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                                         |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                   |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Brick, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                                   |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | R.Macadams/M.F.Otterson    |
| Middle     | D.S.Mackenzie/F.M.McCaffer |
| High       | Dr.A.Anderson/F.M.McCaffer |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 55              |

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 September 16th, 2025 at 7:02pm MDT