

## \$849,900 - 970 Blackmud Creek Crescent, Edmonton

MLS® #E4458596

**\$849,900**

6 Bedroom, 3.50 Bathroom, 1,783 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

Immaculate 1783 sq ft WALKOUT BUNGALOW on a huge 1007 sq meter lot backing onto parkland. Located in prestigious Blackmud Creek, this home was meticulously designed and lovingly maintained. There are too many features and beautiful updates to list, please feast on the images and virtual walk through. The home flows beautifully and combines generous social spaces bathed in natural light with an abundance of bedrooms for your large family. The home is very thoughtfully laid out. The walkout basement flows into one of the larger yards in the city, which once again has been meticulously maintained and it backs onto greenspace with long walking path along a winding creek. The recreation field of Roberta McAdams School is only a few steps away. This home could not be in a better location. Move into this fabulous home today, it is a rare find.

Built in 2002

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458596  |
| Price      | \$849,900 |
| Bedrooms   | 6         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,783                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 970 Blackmud Creek Crescent |
| Area        | Edmonton                    |
| Subdivision | Blackmud Creek              |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 1J7                     |

### Amenities

|               |                        |
|---------------|------------------------|
| Amenities     | Air Conditioner        |
| Parking       | Double Garage Attached |
| Is Waterfront | Yes                    |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Stories           | 2                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Finished                                                                                                 |

### Exterior

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                                                  |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Environmental Reserve, Fenced, Fruit Trees/Shrubs, Golf Nearby, Hillside, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Schools, Shopping Nearby, Stream/Pond, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                                                                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 19th, 2025

Days on Market                3

Zoning                            Zone 55

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Listing information last updated on September 23rd, 2025 at 4:47am MDT