# \$1,149,000 - 1838 Bowman Point(e), Edmonton

MLS® #E4436545

#### \$1,149,000

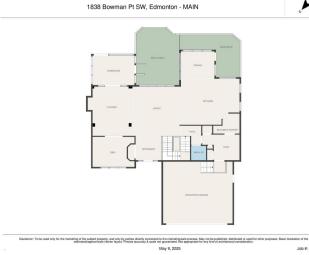
4 Bedroom, 3.50 Bathroom, 3,305 sqft Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

Welcome to this exquisite Burke Perry-built home backing the serene Blackmud Creek ravine. Perfect for a prof. family, a 10-min walk to Roberta MacAdams School K–6 and a 15-min drive to the airport. Inside, enjoy elegant crown mouldings, gleaming hardwood & coffered ceilings. The chef's kitchen features granite counters, gas cooktop, custom hood fan, dual ovens, large island with prep sink, ample cabinetry & drawers plus a walk-through pantry. Cozy up by one of three gas fireplaces, including a stunning 2-sided stone feature in the living/dining area. A three-season sunroom, large composite tiered deck, mature landscaping, and a saltwater hot tub make outdoor living spectacular. The primary suite boasts a private deck, gas fireplace, walk-in closet with organizer & a spa-like 5pc ensuite. A main floor den, second-floor laundry, rec room, craft room plus a third-floor loft adds flexibility. Set on a quiet cul-de-sac with direct trail access & nearby shopsâ€"this home balances nature, luxury and convenience.







Built in 2004

#### **Essential Information**

MLS® #	E4436545
Price	\$1,149,000

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,305
Acres	0.00
Year Built	2004
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

# **Community Information**

1838 Bowman Point(e)
Edmonton
Blackmud Creek
Edmonton
ALBERTA
AB
T6W 1P7

## Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached

# Interior

Interior Features	ensuite bathroom		
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Water Softener, Window Coverings, See Remarks		
Heating	Forced Air-2, Natural Gas		
Fireplace	Yes		
Fireplaces	Double Sided, Mantel, Stone Facing		
Stories	4		
Has Basement	Yes		
Basement	Full, Finished		

## Exterior

Exterior	Wood, Brick, Vinyl		
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby		
Roof	Asphalt Shingles		
Construction	Wood, Brick, Vinyl		
Foundation	Concrete Perimeter		

#### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	7
Zoning	Zone 55

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Listing information last updated on May 22nd, 2025 at 7:02am MDT