

## \$880,000 - 1832 Bowman Point(e), Edmonton

MLS® #E4451534

**\$880,000**

4 Bedroom, 3.00 Bathroom, 1,649 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

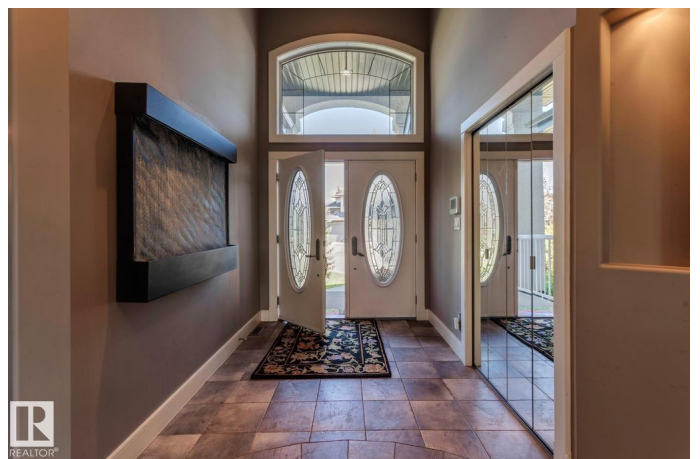
Discover the perfect blend of luxury, space, and natural beauty in this stunning home, ideally located on the scenic banks of Blackmud Creek. Inside, you'll be captivated by the chef-inspired kitchen thoughtfully designed with premium appliances, expansive countertops, and custom cabinetry. The open-concept layout flows into a spacious living area, where large windows frame stunning ravine views and flood the home with natural light. Multiple bedrooms, a versatile den, and a fully developed lower level, offer flexible spaces for relaxation, work, and family life. Step outside to your private backyard oasis backing onto the lush landscape of Blackmud Creek. Whether you're enjoying a quiet morning coffee or hosting evening gatherings, the setting is nothing short of serene. Perfectly positioned for convenience, this home is minutes from top restaurants, grocery stores, and everyday essentials - with quick access to the Anthony Henday, Calgary Trail, South Edmonton Common, and the airport. A rare opportunity

Built in 2004

### Essential Information

MLS® # E4451534

Price \$880,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,649                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1832 Bowman Point(e) |
| Area        | Edmonton             |
| Subdivision | Blackmud Creek       |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 1P7              |

### Amenities

|               |                                                                                          |
|---------------|------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Ceiling 10 ft., Deck, Fire Pit, Gazebo, No Animal Home, No Smoking Home |
| Parking       | Triple Garage Attached                                                                   |
| Is Waterfront | Yes                                                                                      |

### Interior

|                   |                                                                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                       |
| Stories           | 2                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                                                                  |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Creek, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                               |
| Construction      | Wood, Brick, Stucco                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 55          |

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Listing information last updated on August 28th, 2025 at 12:47pm MDT