

\$840,000 - 1832 Bowman Point(e), Edmonton

MLS® #E4451534

\$840,000

4 Bedroom, 3.00 Bathroom, 1,649 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

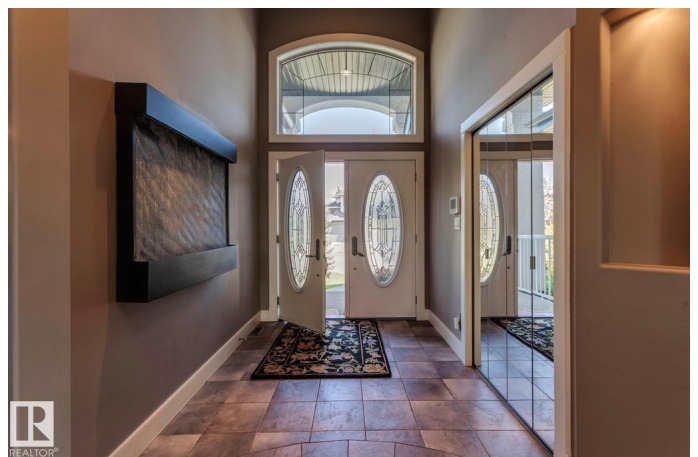
Discover the perfect blend of luxury, space, and natural beauty in this stunning home, ideally located on the scenic banks of Blackmud Creek. Inside, you'll be captivated by the chef-inspired kitchen thoughtfully designed with premium appliances, expansive countertops, and custom cabinetry. The open-concept 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 \$840,000



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	40
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 15th, 2025 at 7:17am MDT