

\$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 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 shops this home balances nature, luxury and convenience.

Built in 2004

Essential Information

MLS® #	E4436545
Price	\$1,149,000



1838 Bowman Pt SW, Edmonton - MAIN



Disclaimer: To be used only for the marketing of the subject property, and only by parties directly connected to the marketing/sale process. May not be published, distributed or used for other purposes. Basic illustration of the information/approximate floor plan. Please verify accuracy & scale for your own use. Not appropriate for any kind of architectural consideration.

May 9, 2025

Job #: 062963

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

Community Information

Address	1838 Bowman Point(e)
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	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

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 May 22nd, 2025 at 12:17am MDT