

## \$849,900 - 1847 Bowman Point(e), Edmonton

MLS® #E4464067

**\$849,900**

6 Bedroom, 4.00 Bathroom, 2,691 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

Welcome to the desirable neighborhood of Blackmud Creek! Located in a quiet cul-de-sac, offering 3900 sqft of total living space, this 6 bed/4 bath 2-storey has been beautifully renovated and presents like a dream! The main floor offers a bright and open floorplan. Lavish kitchen w/s.s. appliances and quartz counters, spacious family room w/vaulted ceilings and gas fireplace, formal living/dining areas, bedroom/den, 4-pc bath, and laundry/mudroom. The gorgeous staircase will take you upstairs where you will find the huge primary suite w/5-pc ensuite, fireplace, and walk-in closet, 2 additional bedrooms, additional 5-pc bath, and loft/bonus area. The lower level offers the ultimate "man cave" w/huge rec area, full wet bar, two bedrooms, full bath, and storage space. Outside you will enjoy the maintenance free landscaping and 2-tiered composite deck. Recent upgrades to the home include: kitchen, flooring, appliances, bathrooms, fixtures, paint (interior and exterior), and more. Terrific family home!

Built in 2004

### Essential Information

MLS® # E4464067

Price \$849,900

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,691                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1847 Bowman Point(e) |
| Area        | Edmonton             |
| Subdivision | Blackmud Creek       |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 1P7              |

### Amenities

|           |                                                                                              |
|-----------|----------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Vaulted Ceiling, Wet Bar, See Remarks |
| Parking   | Double Garage Attached, Heated                                                               |

### Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                       |
| Fireplaces        | Stone Facing                                                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                                            |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                            |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Low Maintenance |

Landscape, Playground Nearby, Ravine View, Schools, Shopping  
Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Stucco

Foundation Concrete Perimeter

### School Information

Elementary Roberta McAdams

Middle DS Mackenzie

High Dr. Anne Anderson

### Additional Information

Date Listed October 30th, 2025

Days on Market 2

Zoning Zone 55

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Listing information last updated on November 1st, 2025 at 6:32am MDT