Courtesy Of Lixing Wu Of Initia Real Estate

$685,000 - 2615 Bowen Way, Edmonton

MLS® #E4428982

$685,000
3 Bedroom, 2.50 Bathroom, 2,629 sqft
Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

A must-see home in the quiet and desirable Blackmud Creek neighborhood, offering over 2,629 sq.ft. of beautifully maintained living space just steps from scenic trails, Anthony Henday Drive, and schools. This rare south-facing property is filled with natural light and features an impressive OPEN-TO-BELOW living room, a main floor office, formal dining room, cozy family room, and a unique private flex area in the master suite, along with a second-floor lounge overlooking the main floor. Recent upgrades include new vinyl plank and carpet flooring, lighting fixtures, a fully renovated kitchen with premium KitchenAid built-in appliances, modern Zebra blinds (some motorized), fresh paint, updated bathrooms, fencing, insulated garage, a brand new hot water tank, and more â€" move-in ready and perfect for your family! Click URL link for virtual tour.

Built in 2007

Essential Information

MLS® #	E4428982
Price	$685,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	2,629
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2615 Bowen Way
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0E8

Amenities

Amenities	Deck, Gazebo, No Animal Home, No Smoking Home
Parking	Double Garage Attached, Insulated
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum Systems, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Creek, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation	Concrete Perimeter

Additional Information

Date Listed	April 3rd, 2025
Days on Market	27
Zoning	Zone 55

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