Courtesy Of Lixing Wu Of Initia Real Estate

# $729,000 - 2615 Bowen Way, Edmonton

MLS® #E4428982

**$729,000**
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 | $729,000 |
| 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 | 18 |
| Zoning | Zone 55 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on April 21st, 2025 at 4:02am MDT