

## \$819,900 - 1832 Bowman Point(e), Edmonton

MLS® #E4462338

**\$819,900**

4 Bedroom, 3.00 Bathroom, 1,741 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

Discover the perfect harmony of luxury, comfort, and nature in this exceptional home overlooking the scenic banks of Blackmud Creek. The chef-inspired kitchen features high-end appliances, custom cabinetry, and generous counter space for effortless entertaining. An open-concept layout flows into a bright living area, where large windows frame captivating ravine views and fill the home with natural light. With multiple bedrooms, a versatile den, and a fully developed lower level, there's space for relaxation, work, or family life. Step outside to your private backyard retreat peering onto the lush beauty of Blackmud Creek—ideal for morning coffee or evening gatherings. Conveniently located near top restaurants, shopping, and everyday essentials, with quick access to Anthony Henday, Calgary Trail, South Edmonton Common, and the airport. A rare opportunity in one of Edmonton's most picturesque settings.

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462338  |
| Price     | \$819,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,741                  |
| 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    | October 16th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 55            |

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Listing information last updated on October 20th, 2025 at 1:32pm MDT