

# \$740,000 - 2615 Bowen Way, Edmonton

MLS® #E4428982

## \$740,000

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 – move-in ready and perfect for your family! Click URL link for virtual tour.



Built in 2007

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4428982  |
| Price      | \$740,000 |
| 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 2

Zoning Zone 55



## HOME HIGHLIGHTS



Steps Away from Creek



Open to Below Living Room



Renovated in 2020



Premium KitchenAid Built-in Appliances



Modern Zebra Blinds (Some Motorized)



Unique Private Flex Area in the Master Bedroom



Brand New Hot Water Tank



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Listing information last updated on April 5th, 2025 at 5:32am MDT