# \$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 28

Zoning Zone 55





**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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® 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 (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 12:02am MDT