

\$1,075,000 - 1830 Bowman Point(e), Edmonton

MLS® #E4456380

\$1,075,000

4 Bedroom, 3.50 Bathroom, 2,957 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

Original owner Ace Lange built home with 4530 sqft of living space, ideally positioned on a quiet cul-de-sac backing Blackmud Creek Ravine. A covered porch introduces timeless elegance throughout. The main floor showcases a formal dining room, great room with gas fireplace framed by a wall of windows, a chef's kitchen with walk-through pantry, bright nook and access to the enclosed sunroom. Mid-level, a theatre/bonus room with fireplace overlooks the gorgeous yard, while just above the basement, a spacious office or potential bedroom with large window adds versatility. Upstairs, the luxurious primary retreat offers a spa-inspired ensuite, double-sided fireplace, walk-in closet, and private deck, with two additional large bedrooms joined by a 5-pc Jack & Jill bath. The finished basement features in-floor heating, wet bar, open recreation space, 4th bedroom and generous storage. A heated triple garage and premier pie-shaped ravine lot complete this exceptional home of sophistication, privacy and quality.

Built in 2006

Essential Information

MLS® # E4456380

Price \$1,075,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,957
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1830 Bowman Point(e)
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1P7

Amenities

Amenities	Air Conditioner, Bar, Deck, Detectors Smoke, Fire Pit, Front Porch, No Smoking Home, Sunroom, Vinyl Windows, Wet Bar, See Remarks
Parking Spaces	6
Parking	Heated, Triple Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Mantel
Stories	4

Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Creek, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 5th, 2025
Days on Market	11
Zoning	Zone 55

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