

## \$660,000 - 1080 Barnes Way, Edmonton

MLS® #E4443021

**\$660,000**

4 Bedroom, 2.50 Bathroom, 1,558 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

Welcome to this spacious bi-level home in the sought-after community of Blackmud Creek! Offering over 2,600 sq. ft. of living space, this home is perfect for families seeking comfort, space, and nature at their doorstep. Featuring 4 bedrooms and 2 full bathrooms, including a generously sized primary room with a private ensuite, this home is designed with both functionality and style in mind. The walk-out basement adds incredible versatility, ideal for entertaining and busy families. Step outside and enjoy the peaceful surroundings from your two-tiered deck, perfect for summer BBQs, morning coffee, or simply taking in the view of the lush green space behind. The double attached garage provides ample parking and storage, and the bi-level layout allows for bright, open living areas with natural light throughout. Located in the beautiful, established neighborhood of Blackmud Creek with easy access to schools, parks, and major amenities—this is the perfect home for families looking to grow.

Built in 2000

### Essential Information

MLS® # E4443021

Price \$660,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,558
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	1080 Barnes Way
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1E5

### Amenities

Amenities	Deck, Vaulted Ceiling, See Remarks
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, Treed

	Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	2
Zoning	Zone 55

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 June 20th, 2025 at 6:18pm MDT