

## \$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 | 48              |
| Zoning         | Zone 55         |

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Listing information last updated on August 5th, 2025 at 5:47am MDT